



Elmwood Road, Streetly  
Sutton Coldfield, B74 2DQ

**£535,000**



Nestled on the sought-after Elmwood Road in Streetly, this extended five-bedroom semi-detached family home offers generous and versatile living accommodation, perfectly suited to modern family life. Ideally positioned within close proximity of highly regarded local schools, excellent public transport links, a range of local amenities, and the breathtaking 2,400-acre Sutton Park National Nature Reserve, this property combines convenience with a touch of countryside tranquility. Occupying a prominent corner plot and approached via a large block-paved driveway, the property immediately impresses with its kerb appeal and ample off-road parking.

Upon entering, a welcoming porch opens into a spacious entrance hall, setting the tone for the well-proportioned and thoughtfully extended ground floor. The large lounge provides a comfortable and inviting space for relaxation, while the fitted kitchen and separate dining area offer ideal zones for both everyday family living and entertaining guests. A bright conservatory overlooks the rear garden, creating a seamless connection between indoor and outdoor spaces. Completing the ground floor are a modern wet room, an additional reception room which can be used as a study, playroom or snug, and a fair-sized integral garage providing further flexibility and storage.

The first floor continues to impress with five bedrooms, four of which are generous doubles. The master bedroom benefits from its own en-suite shower room, while bedrooms two, three, and four feature built-in wardrobes, ensuring ample storage throughout. A stylish and contemporary family bathroom completes the upstairs accommodation.

Externally, the property boasts a private north-west facing rear garden, mainly laid to lawn with a paved patio area perfect for outdoor dining and relaxation. Side access leads conveniently to the front of the home, further enhancing practicality. This superb family residence offers space, comfort and versatility in an enviable location close to Streetly's best amenities and the natural beauty of Sutton Park.

Internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.**

**Services Connected: Gas/Electric/Water/Drainage.**

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464**

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

**Entrance Porch** 4' 10" x 4' 8" (1.47m x 1.42m)

**Entrance Hall** 15' 1" x 4' 9" (4.59m x 1.45m)

**Lounge** 26' 3" (into bay) x 10' 2" (7.99m x 3.10m)

**Conservatory** 9' 4" x 19' 1" (2.84m x 5.81m)

**Dining Room** 7' 7" x 9' 9" (2.31m x 2.97m)

**Reception Room** 10' 0" x 7' 4" (3.05m x 2.23m)

**Kitchen** 12' 2" x 13' 4" (3.71m x 4.06m)

**Wet Room** 4' 5" x 9' 3" (1.35m x 2.82m)

**Garage** 16' 2" x 10' 11" (4.92m x 3.32m)

### **First Floor Landing**

**Bedroom One** 13' 5" x 10' 9" (4.09m x 3.27m)

**En-suite** 7' 5" x 4' 3" (2.26m x 1.29m)

**Bedroom Two** 14' 5" (into bay) x 8' 6" (to wardrobes) (4.39m x 2.59m)

**Bedroom Three** 10' 11" x 8' 6" (to wardrobes) (3.32m x 2.59m)

**Bedroom Four** 8' 8" x 10' 3" (to wardrobes) (2.64m x 3.12m)

**Bedroom Five** 7' 6" x 8' 6" (2.28m x 2.59m)

**Family Bathroom** 7' 6" x 9' 8" (2.28m x 2.94m)





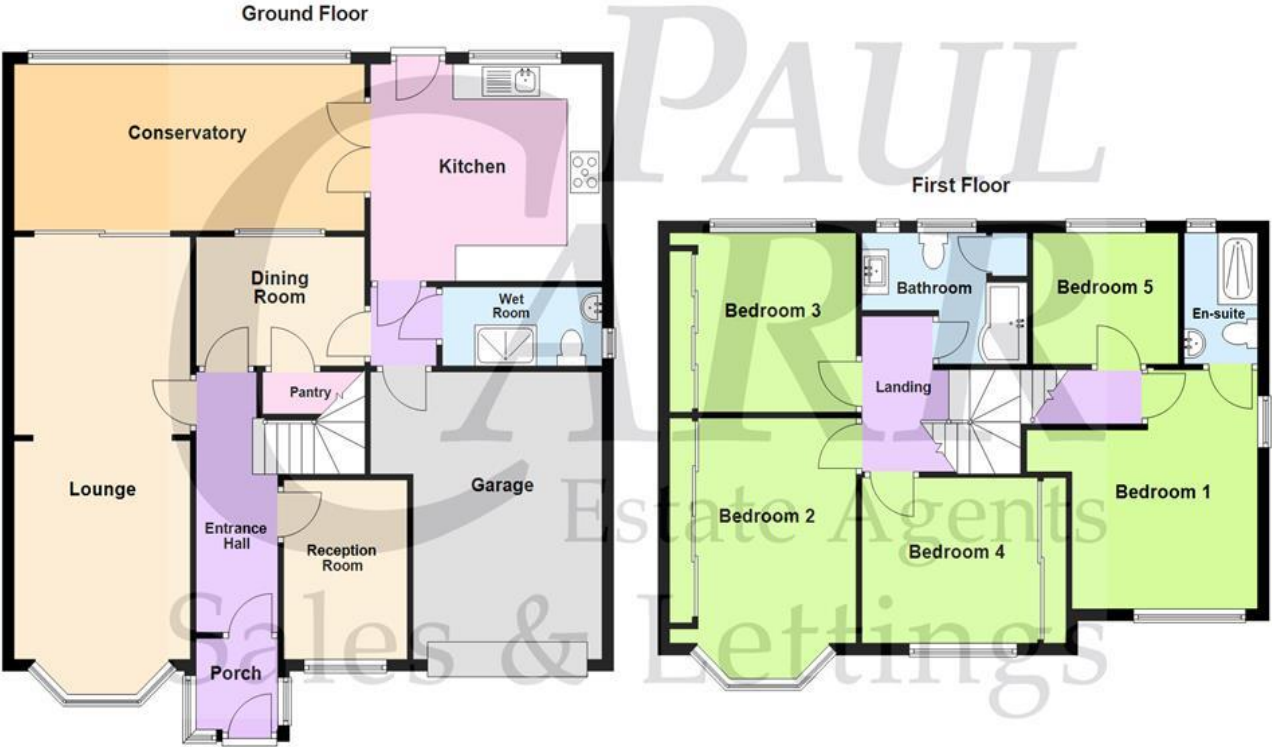






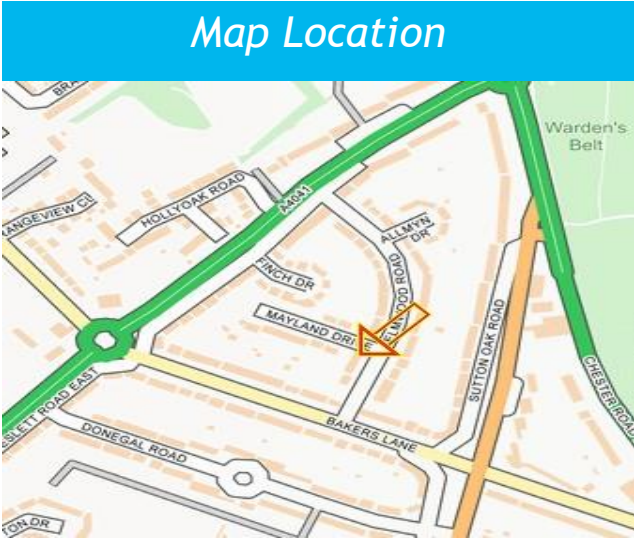
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



















### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 14th October 2025