



Hundred Acre Road, Streetly  
Sutton Coldfield, B74 2JX

Offers in Excess of £375,000

**\*\*\*IMMACULATELY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME\*\*\***

Paul Carr Estate Agents are delighted to present this stunning and extended three-bedroom semi-detached family home, finished to an exceptional standard throughout. Ideally located in a highly sought-after area, the property offers convenient access to popular local schools (catchment areas should be confirmed), excellent amenities, and transport links, making it perfect for modern family living.

The home welcomes you with a spacious reception hallway with stairs to first floor landing, understairs storage cupboard and guest wc with low flush wc unit and wall mounted handwash basin. The heart of the home is the show-stopping extended dining, and family area—an impressive space designed for both everyday living and entertaining. The kitchen features a stylish range of matching wall and base units with space for a range style cooker and open plan access to the family and dining area.

Upstairs, the property offers three generous bedrooms. The highlight of the first floor is the luxurious family shower room. Thoughtfully designed by the current owners, it includes a walk-in shower, hand wash basin, and low-flush WC, all set against a striking backdrop of contrasting tiling.

To the rear, the garden offers both style and practicality, with a lawned area, a main patio ideal for al-fresco dining or relaxing in the sun. The property also benefits from bar/man cave. This truly exceptional home must be seen to be fully appreciated.

Early internal viewing is strongly recommended to appreciate the space, quality, and lifestyle on offer.

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

**Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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)**



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

## Accommodation

### Entrance Hallway

#### Guest WC

3' 2" x 2' 4" (0.96m x 0.71m)

#### Kitchen Area

11' 9" (approx.) x 9' 7" (approx.) (3.58m x 2.92m)

#### Open Plan Lounge and Dining Area

25' 3" max x 18' 6" max (7.69m x 5.63m)

### First Floor Landing

#### Bedroom 1

12' 7" x 9' 9" (3.83m x 2.97m)

#### Bedroom 2

9' 4" x 8' 4" (2.84m x 2.54m)

#### Bedroom 3

10' 7" max x 9' 4" max (3.22m x 2.84m)

#### Shower Room

7' 6" x 6' 11" (2.28m x 2.11m)

### Outside

#### Bar

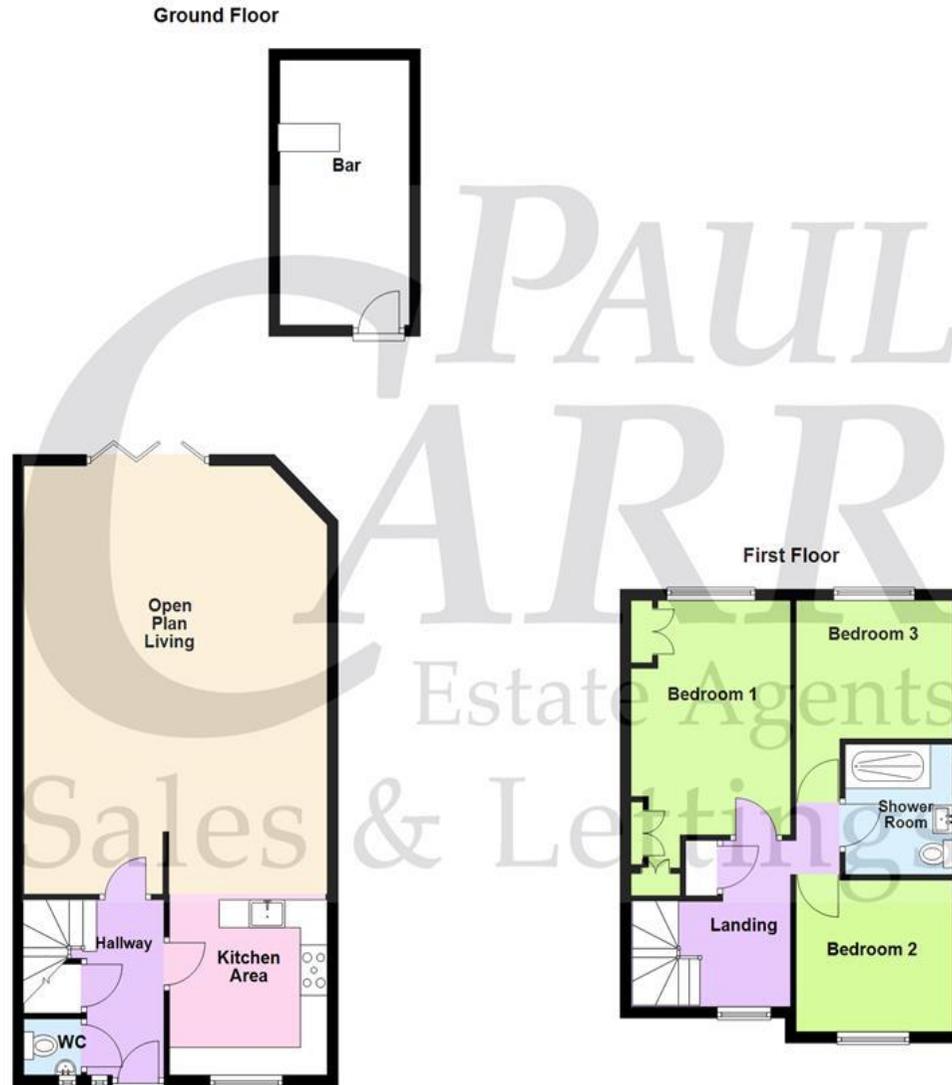
15' 7" x 7' 7" (4.75m x 2.31m)





# Floor Plan

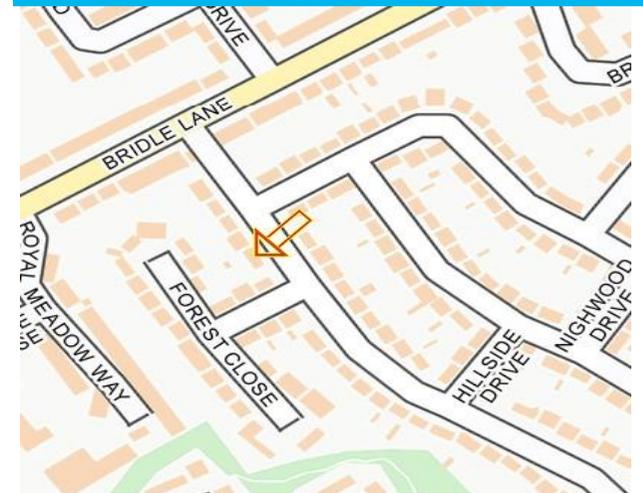
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE

## Map Location











**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: 23rd May 2025