



Cherrywood Road, Streetly  
Sutton Coldfield, B74 3RU

£325,000

Located on the sought-after Cherrywood Road in Streetly, this well-proportioned three-bedroom semi-detached home is ideal for families, offering easy access to reputable local schools, excellent public transport links, local amenities, and the scenic Blackwood Park.

Internally, the property welcomes you with an entrance porch leading into a spacious and inviting hallway. From here, doors open to the bright and airy through lounge/dining room, providing a fantastic space for both relaxation and entertaining. The kitchen, positioned at the rear, offers plenty of potential for modernisation.

Upstairs, the property boasts three bedrooms, two generous doubles and a well-sized single, along with a shower room and a separate WC. Externally, the home benefits from a driveway providing off-road parking, a garage, and a well-maintained front garden.

The private East-facing rear garden enjoys a patio area, a lawn, and mature trees and shrubbery, creating a peaceful outdoor retreat. Offered with no onward chain, this fantastic property presents a wonderful opportunity to modernise and create a dream family home.

Internal viewing is highly recommended.

**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)**



## Accommodation

### Entrance Porch

### Entrance Hall

12' 0" x 7' 8" (3.65m x 2.34m)

### Lounge/Dining Room

29' 6" (max) x 11' 5" (8.98m x 3.48m)

### Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)

### Garage

16' 3" x 8' 0" (4.95m x 2.44m)

### First Floor Landing

### Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

### Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

### Bedroom Three

8' 0" x 7' 7" (2.44m x 2.31m)

### Shower Room

5' 8" x 7' 7" (1.73m x 2.31m)

### WC

2' 6" x 4' 9" (0.76m x 1.45m)





# Floor Plan

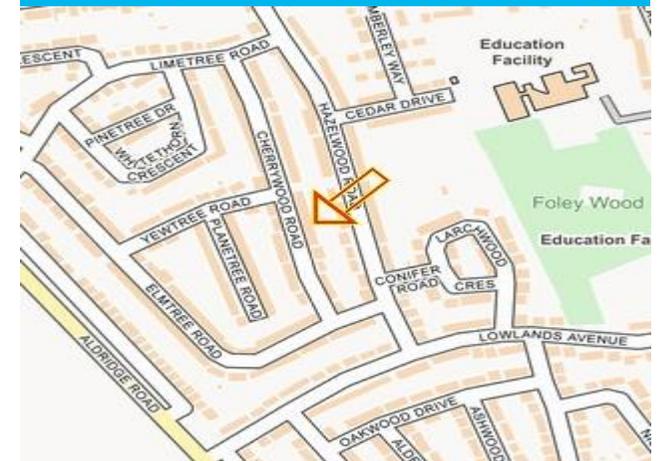
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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: 14th March 2025