



Astor Road, Streetly,
Sutton Coldfield, B74 3EX

Offers in the Region Of £525,000

Offered with no onward chain, this superb four-bedroom extended detached family home enjoys a prime position on the ever-popular Astor Road in Streetly, with uninterrupted views over Streetly Playing Fields to the rear.

Set behind off-road parking and two garages, the property welcomes you with an entrance porch and a spacious, inviting hallway that sets the tone for the well-proportioned accommodation throughout.

The ground floor features a generous lounge/dining room, perfect for both everyday family living and entertaining, as well as a dedicated study/home office ideal for remote working or quiet retreat.

A well-appointed kitchen provides ample storage and workspace, and a convenient ground floor WC adds further practicality.

Upstairs, there are four well-proportioned bedrooms, three of which feature built-in wardrobes, along with a beautifully presented modern bathroom finished to a high standard.

Outside, the private west-facing rear garden offers a peaceful setting for relaxing or hosting guests, all while enjoying open views over the adjoining playing fields.

The home also presents excellent potential for further extension, subject to the necessary planning permissions.

Ideally located close to the stunning 2,400-acre Sutton Park National Nature Reserve, the property is also within easy reach of highly regarded local schools, excellent transport links, and a wide range of amenities.

This spacious and versatile family home combines comfort, location, and opportunity.

Internal viewing is highly recommended to fully appreciate everything it has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Ground Floor Accommodation

Entrance Porch 4' 6" x 7' 11" (1.37m x 2.41m)

Entrance Hall 12' 5" x 7' 11" (3.78m x 2.41m)

Lounge/Dining Room 19' 7" (max) x 19' 6" (max)
(5.96m x 5.94m)

Kitchen 14' 2" x 10' 6" (4.31m x 3.20m)

Study/Home Office 10' 1" (max) x 11' 9" (max)
(3.07m x 3.58m)

Rear Porch

WC 4' 9" x 2' 11" (1.45m x 0.89m)

Garage One 19' 5" x 8' 3" (5.91m x 2.51m)

Garage Two 18' 1" x 9' 3" (5.51m x 2.82m)

First Floor Accommodation

Bedroom One 10' 3" x 13' 3" (3.12m x 4.04m)

Bedroom Two 14' 4" x 8' 11" (4.37m x 2.72m)

Bedroom Three 9' 3" x 8' 2" (2.82m x 2.49m)

Bedroom Four 8' 11" x 6' 8" (2.72m x 2.03m)

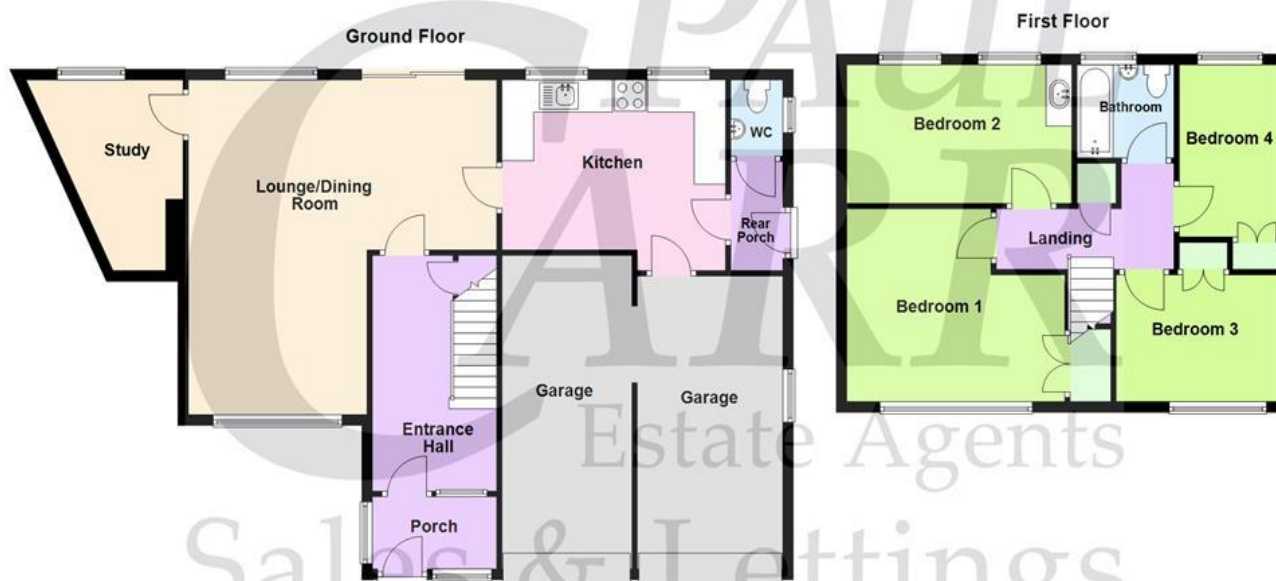
Bathroom 6' 7" x 5' 9" (2.01m x 1.75m)





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+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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: 15th May 2025