



Mayfield Road, Streetly
Sutton Coldfield, B74 3PZ

Offers Over £400,000

**** AN IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME ** INTERNAL VIEWING ESSENTIAL ****

Situated on Mayfield Road in Streetly, this beautifully presented four-bedroom semi-detached family home offers generous and versatile living accommodation, ideally located within close proximity to highly regarded schools, local shops, amenities, and excellent public transport links. The property is approached via a block-paved driveway, providing off-road parking for multiple vehicles.

Upon entering, a welcoming porch leads into a bright and airy entrance hallway, setting the tone for the space and comfort found throughout. To the ground floor, you'll find a spacious lounge with feature fireplace, flowing seamlessly into a good-sized conservatory, perfect for relaxing or entertaining. The heart of the home is a modern, open-plan kitchen/dining room, ideal for family life and social gatherings. A convenient WC completes the downstairs layout.

Upstairs, the first floor offers three well-proportioned bedrooms and a stylish shower room. A staircase leads to the loft conversion, now a generous master suite complete with en-suite bathroom, offering privacy and tranquility.

Externally, the west-facing rear garden enjoys plenty of afternoon sun and features a patio area, a lawn bordered by mature shrubs and fencing, along with a multi-use garden room and storage shed, adding further functionality to this fantastic outdoor space.

Lovingly maintained by the current owners, this wonderful family home offers a fantastic opportunity to secure a property in a highly desirable location. Internal viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Ground Floor

Entrance Porch

Entrance Hall 9' 2" x 8' 8" (2.79m x 2.64m)

Lounge 17' 1" (max) x 13' 4" (max) (5.20m x 4.06m)

Conservatory 11' 9" x 11' 3" (3.58m x 3.43m)

Kitchen/Dining Room 25' 7" (max) x 15' 4" (max) (7.79m x 4.67m)

WC 5' 5" x 2' 4" (1.65m x 0.71m)

First Floor Landing

Bedroom Two 13' 4" x 8' 9" (to wardrobes) (4.06m x 2.66m)

Bedroom Three 11' 3" x 8' 7" (3.43m x 2.61m)

Bedroom Four 10' 4" (max) x 6' 7" (3.15m x 2.01m)

Shower Room 8' 5" (max) x 5' 6" (2.56m x 1.68m)

Second Floor

Bedroom One 17' 1" (max) x 16' 0" (max) (5.20m x 4.87m)

En-Suite Bathroom 10' 11" (max) x 6' 6" (3.32m x 1.98m)

Outside

Garden Room 11' 0" x 7' 5" (3.35m x 2.26m)









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		75 C
55-68	D	55 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: 19th May 2025