



Valley Road, Streetly,  
Sutton Coldfield, B74 2JE

Offers Over £325,000

Situated on Valley Road in Streetly, this well-presented two-bedroom semi-detached bungalow is offered for sale with no onward chain.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, alongside a neatly maintained front lawn.

A useful side passage offers convenient access from the front to the rear of the property, as well as entry to the garage.

Internally, the bungalow comprises an entrance porch leading into a welcoming hallway.

To the rear, an extended lounge provides a bright and spacious living area, complete with sliding patio doors opening out onto the rear garden.

The fitted kitchen features a range of matching wall and base units, offering ample storage and workspace.

There is also a contemporary shower room and two generously sized double bedrooms, both positioned to the front of the property.

The rear garden offers a private outdoor space, featuring a patio area ideal for seating and entertaining, with the remainder mainly laid to lawn and bordered by mature trees, shrubs, and secure fencing.

The property is conveniently located within close proximity to Boundary Road shops, as well as offering public transport links and access to reputable local schools.

Internal viewing is highly recommended to fully appreciate the space this bungalow has to 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)



### **Accommodation**

Porch 2' 10" x 14' 0"  
(0.86m x 4.26m)

Entrance Hall 15' 3" (max) x 5' 11" (max)  
(4.64m x 1.80m)

Lounge 17' 5" x 10' 5"  
(5.30m x 3.17m)

Kitchen 11' 10" x 9' 2"  
(3.60m x 2.79m)

Bedroom One 15' 0" x 11' 6"  
(4.57m x 3.50m)

Bedroom Two 11' 11" x 7' 11"  
(3.63m x 2.41m)

Shower Room 8' 5" x 5' 9"  
(2.56m x 1.75m)

Side Passage 20' 2" x 2' 10"  
(6.14m x 0.86m)

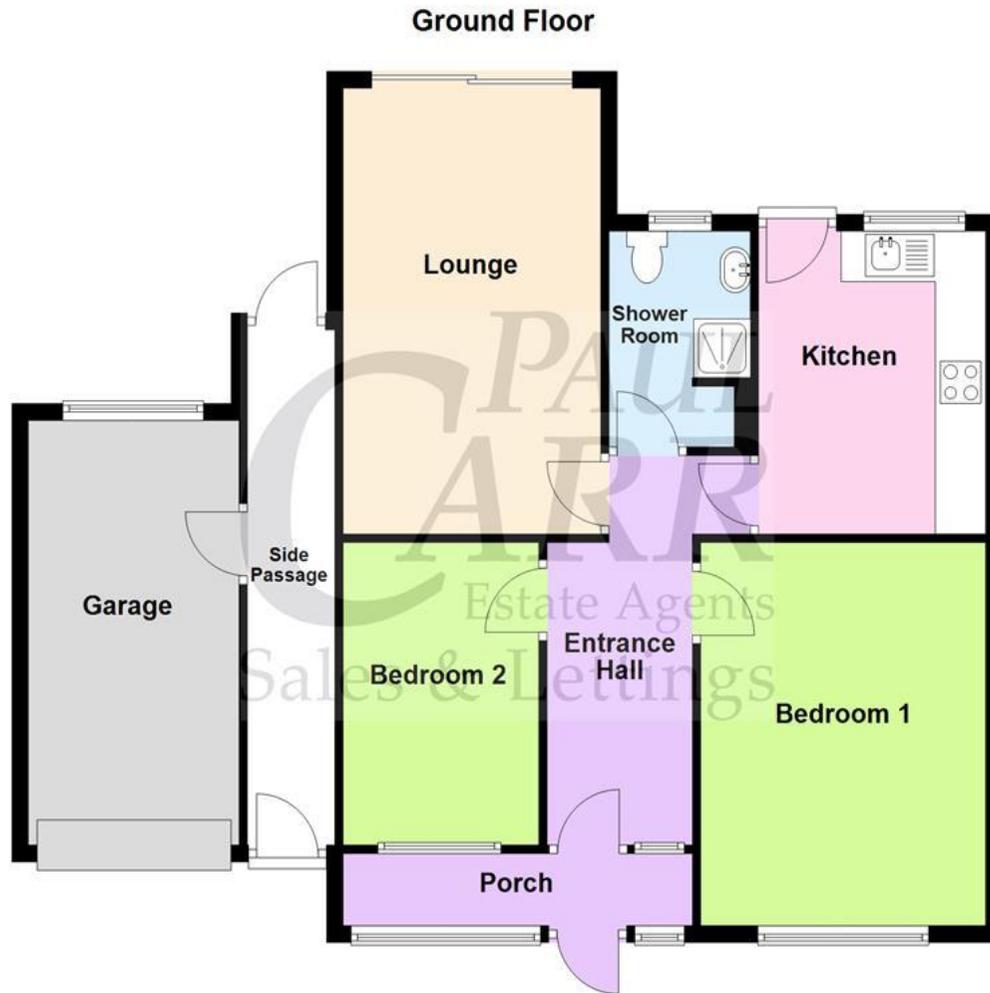
Garage 16' 7" x 8' 6"  
(5.05m x 2.59m)





# Floor Plan

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



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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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: 25th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.