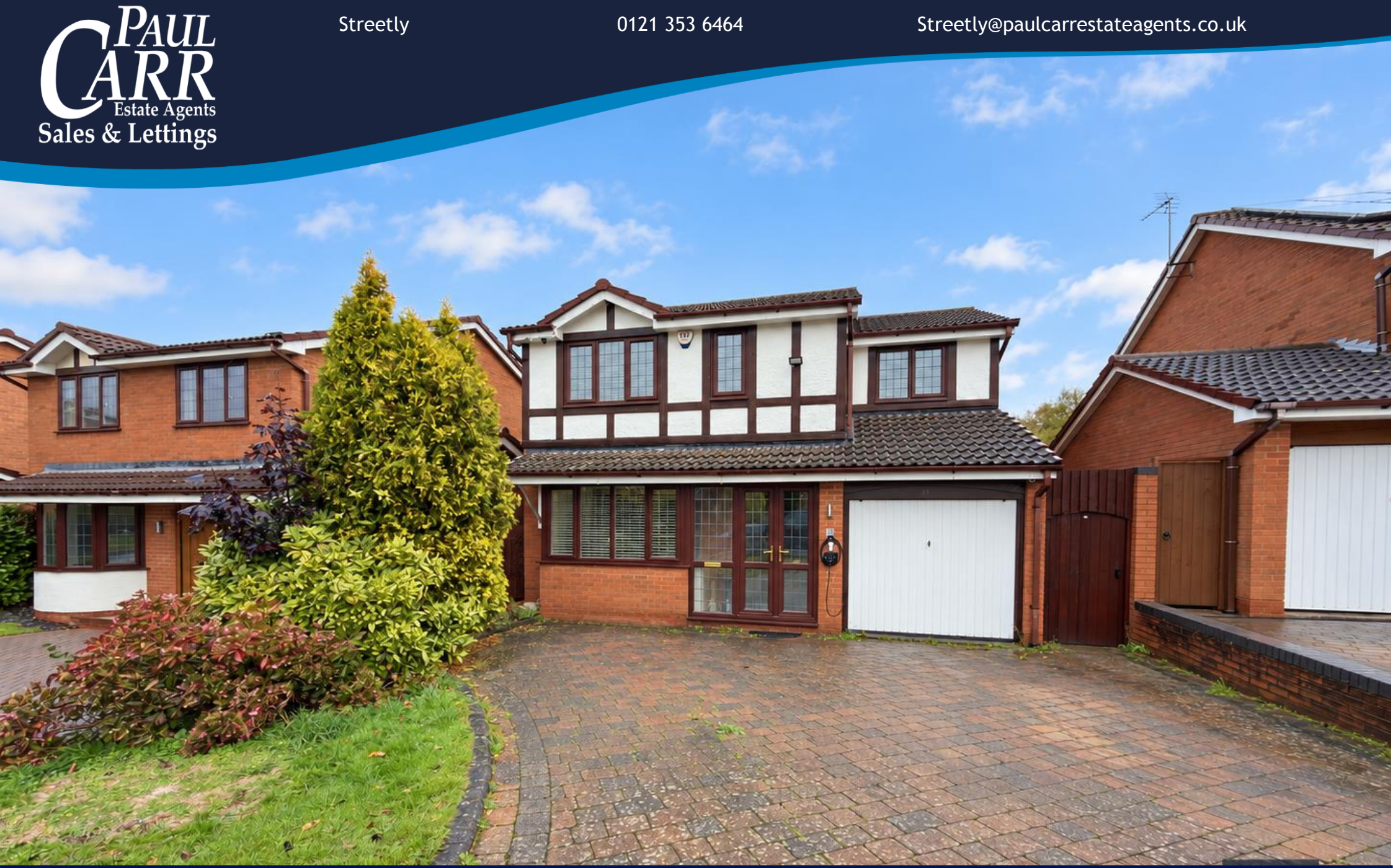
PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Chestnut Close, Streetly
Sutton Coldfield, B74 3EF

Offers in the Region Of £560,000

Occupying a sought-after position on the ever-popular Chestnut Close in Streetly, this well-presented four-bedroom detached home offers spacious accommodation ideally suited to family living. Conveniently located for reputable local schools, public transport links and everyday amenities, the property also enjoys close proximity to Sutton Park's 2,400-acre National Nature Reserve.

A welcoming porch opens into the entrance hallway, with stairs rising to the first floor. The spacious lounge leads through to a separate dining room, creating a sociable setting for everyday family life and entertaining. Double doors from the dining room open onto the rear garden. A modern, recently refitted kitchen is complemented by a matching utility room, while a useful ground-floor WC completes the accommodation. Upstairs, the landing serves four bedrooms, two of which benefit from built-in wardrobes.

The principal bedroom also enjoys its own en-suite shower room. The family bathroom comprises a bath with overhead shower, low-flush WC, wash hand basin and heated towel radiator.

To the front, a block-paved driveway provides off-road parking for multiple vehicles and access to the garage. Useful side access leads to the well-kept, private rear garden, which features a patio area ideal for outdoor dining and a lawn enclosed by fencing, with surrounding trees providing additional privacy.

With its generous living space, four bedrooms and convenient Streetly location, this attractive detached home offers an excellent opportunity for families.

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: Mains electric, gas, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Entrance Porch

Entrance Hall

Lounge
16' 4" (into bay) x 13' 0" (4.97m x 3.96m)

Dining Room
9' 8" x 8' 10" (2.94m x 2.69m)

Kitchen
9' 8" x 9' 5" (2.94m x 2.87m)

Utility Room
6' 5" x 5' 6" (1.95m x 1.68m)

Ground Floor WC
6' 1" x 5' 6" (1.85m x 1.68m)

Garage

First Floor Landing

Bedroom One
13' 0" x 9' 8" (3.96m x 2.94m)

En Suite
7' 3" (max) x 4' 5" (2.21m x 1.35m)

Bedroom Two
9' 11" x 9' 2" (3.02m x 2.79m)

Bedroom Three
9' 1" x 7' 3" (2.77m x 2.21m)

Bedroom Four
9' 0" x 7' 10" (2.74m x 2.39m)

Family Bathroom
6' 4" x 6' 0" (1.93m x 1.83m)





















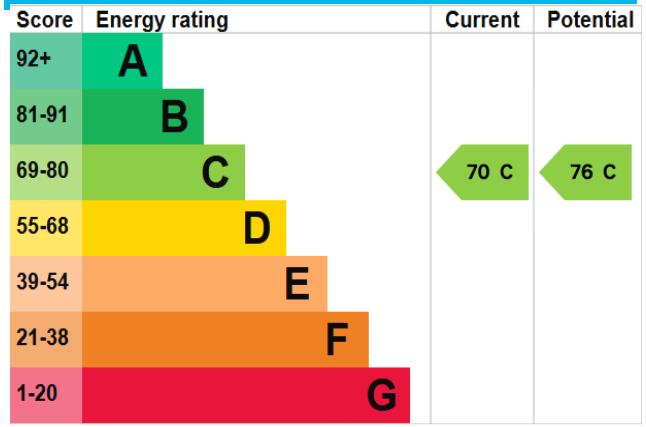
Floor Plan

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

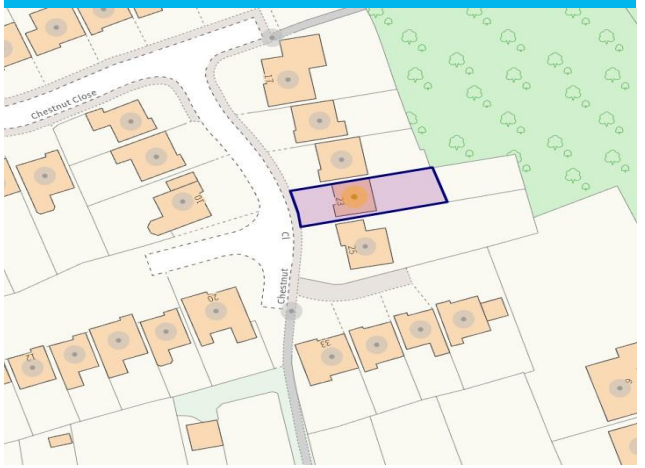


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



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: 29th October 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 £47.50 + VAT (£57 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.