



Bridle Lane, Streetly
Sutton Coldfield, B74 3HF

£365,000

Situated in a sought-after location, this spacious four-bedroom family home on Bridle Lane offers an ideal setting for modern family living. Conveniently positioned within close proximity to reputable local schools, excellent transport links, and a range of amenities, this property provides both comfort and convenience.

Upon entering, you are welcomed by a bright and inviting entrance hall leading to a generous lounge at the front. The heart of the home lies in the open-plan kitchen and dining area to the rear, perfect for entertaining and family gatherings. A small utility area and a downstairs WC add further practicality to the ground floor.

The first floor comprises a well-lit landing providing access to four well-proportioned bedrooms, all offering ample space for family members or home office use. A modern shower room serves the bedrooms, ensuring functionality for a growing household.

Externally, the property benefits from a block-paved driveway with ample parking for multiple vehicles, as well as convenient side access to the rear. The south-east facing garden provides an excellent outdoor space, ideal for relaxation and entertaining.

With its desirable location and generous living space, internal viewing is highly recommended to fully appreciate all that this home 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



Accommodation

Entrance Porch

Entrance Hall

14' 0" x 6' 2" (4.26m x 1.88m)

Lounge

13' 6" x 12' 11" (4.11m x 3.93m)

Kitchen

16' 0" x 9' 8" (4.87m x 2.94m)

Dining Area

8' 8" x 8' 11" (2.64m x 2.72m)

Utility Area

4' 9" x 3' 2" (1.45m x 0.96m)

WC 4'

5" x 3' 2" (1.35m x 0.96m)

First Floor Landing

Bedroom One

11' 6" x 11' 4" (3.50m x 3.45m)

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.27m)

Bedroom Three

9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Four

8' 6" x 7' 11" (2.59m x 2.41m)

Shower Room

6' 1" x 5' 0" (1.85m x 1.52m)





Floor Plan

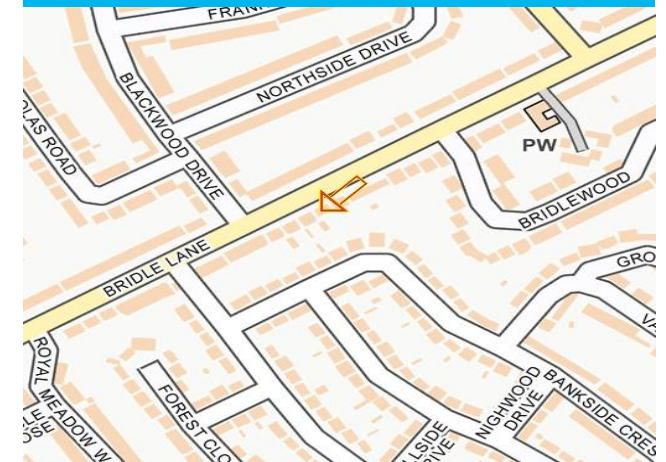
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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: