



Brabham Crescent, Streetly
Sutton Coldfield, B74 2BN

£320,000

A delightful family home in a highly convenient location has just come to the market. This attractive three-bedroom end-terrace property offers generous living space, featuring a spacious lounge/diner, three well-proportioned bedrooms, and a private rear garden.

Ideally positioned within walking distance of local shops, transport links, and reputable schools, the property is perfectly suited to young families, first-time buyers, and investors alike.

The home is approached via a shared paved driveway providing ample parking. Internally, the accommodation briefly comprises an entrance porch leading into a hallway with access to the integral garage and useful storage cupboards. To the front is a well-appointed kitchen with a breakfast bar area, while to the rear sits a bright and airy lounge/diner enjoying views over the private garden.

To the first floor, there is a generous landing flooded with natural light from a large window, leading to three excellent-sized bedrooms, two of which benefit from fitted wardrobes. The bathroom offers a bath, wash hand basin and W.C, along with ample space and an additional storage cupboard.

Externally, the rear garden is private and enclosed, featuring a patio area with steps leading down to a well-maintained lawn, making it ideal for relaxing or entertaining.

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/Elec/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

Lounge/Dining Room

19' 8" x 11' 7" (5.99m x 3.53m)

Kitchen

10' 6" x 7' 6" (3.20m x 2.28m)

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

First Floor Landing

Bedroom One

10' 11" x 10' 2" (3.32m x 3.10m)

Bedroom Two

10' 10" x 9' 0" (max) (3.30m x 2.74m)

Bedroom Three

10' 7" x 7' 3" (3.22m x 2.21m)

Family Bathroom

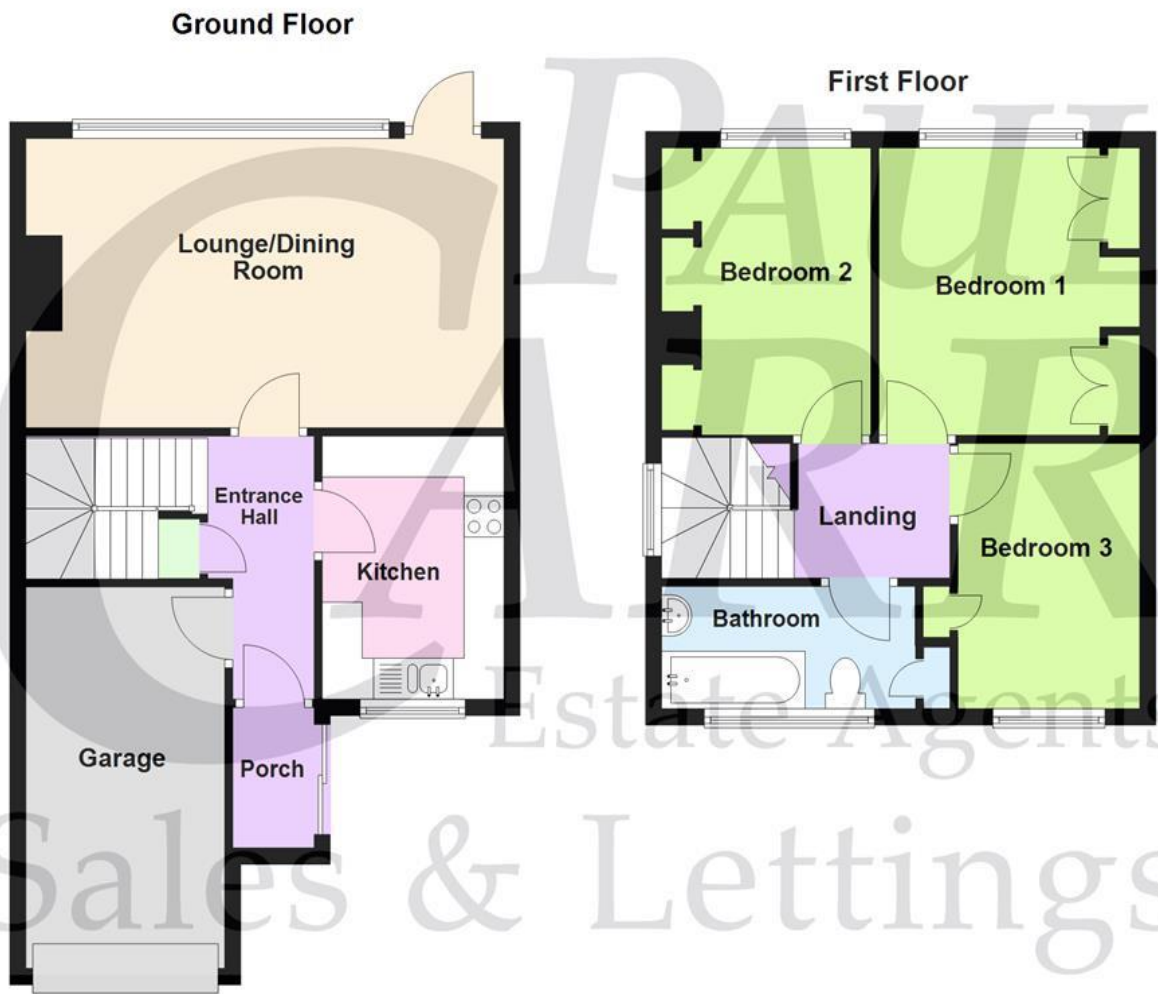
9' 8" x 4' 6" (2.94m x 1.37m)





Floor Plan

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

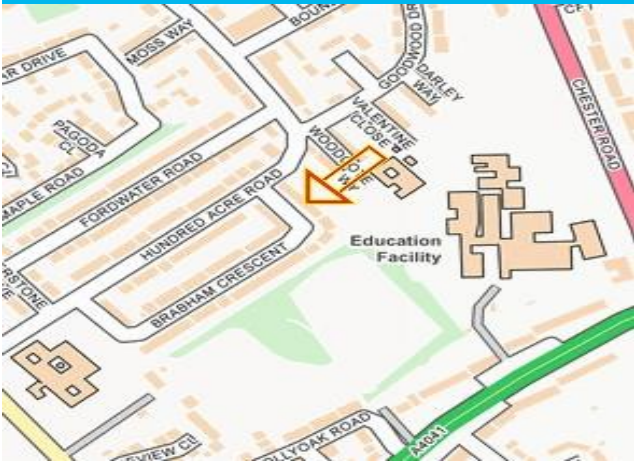


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 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: 12th January 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.

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