



Bridlewood, Streetly,
Sutton Coldfield, B74 3HE

£340,000

Welcome to Bridlewood, an extended three bedroom semi detached family home, situated on a popular and quiet cul-de-sac within close proximity of reputable local schools, bus routes and convenience stores.

The property is approached via a block paved driveway providing off road parking, side access to the rear garden and access to the garage.

Internally, the property comprises an entrance porch leading to a welcoming entrance hall, ground floor WC, spacious L shape lounge and dining room, modern kitchen, first floor landing, three good size bedrooms and a modern family bathroom.

To the rear of the property is a south east facing garden, having a patio area, laid to lawn, shrubbery and fenced borders.

Internal viewing is highly recommended to appreciate the size and condition of this beautiful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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



Ground Floor Accommodation

Entrance Porch

Entrance Hall

Lounge 19' 11" x 11' 0"
(6.07m x 3.35m)

Dining Room 7' 11" x 16' 9"
(2.41m x 5.10m)

Kitchen 14' 8" x 6' 8"
(4.47m x 2.03m)

WC 6' 1" x 2' 9"
(1.85m x 0.84m)

Garage 15' 7" x 8' 1"
(4.75m x 2.46m)

First Floor Accommodation

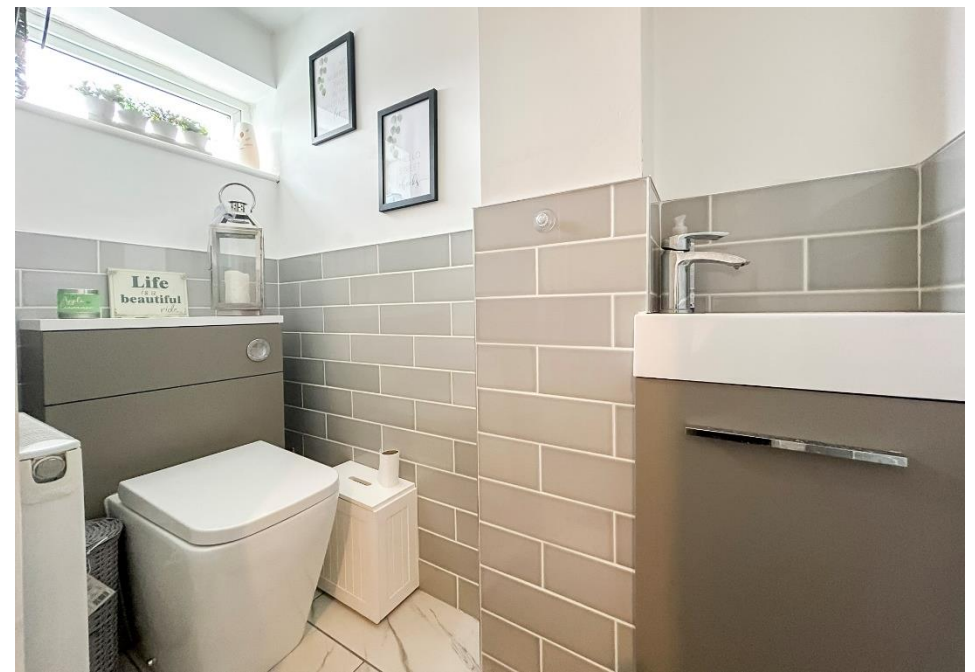
Bedroom One 14' 5" x 9' 11"
(4.39m x 3.02m)

Bedroom Two 10' 5" x 9' 11"
(3.17m x 3.02m)

Bedroom Three 9' 10" x 7' 9"
(2.99m x 2.36m)

Bathroom 5' 8" x 7' 8"
(1.73m x 2.34m)





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		82 B
69-80	C		
55-68	D	65 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: 8th August 2024