



Bridle Lane, Streetly  
Sutton Coldfield, B74 3QT

Offers in Excess of £385,000



This immaculately presented three bedroom semi detached family home is superbly positioned on the ever-popular Bridle Lane in Streetly and has been thoughtfully extended to offer generous, modern living space throughout. The property is approached via a multi car driveway, providing ample off road parking and access to a larger than average single garage.

Internally, the accommodation begins with a welcoming open-plan porch and entrance hall, setting the tone for the quality found throughout. To the front of the property is a cosy lounge featuring a charming bay window, while to the rear sits the true heart of the home, a stunning modern open plan kitchen/dining room. This space has been designed with both family life and entertaining in mind, benefitting from bi-fold doors that open out onto the private rear garden. A convenient ground floor WC completes the ground floor layout.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous double rooms and a sizeable single bedroom. The modern family bathroom is fitted with a bath and overhead shower, low-flush WC and wash hand basin, finished to a contemporary standard.

Externally, the rear garden offers a pleasant graveled patio area ideal for outdoor seating, with the remainder mainly laid to lawn and enhanced by flowered borders, mature shrubbery and fenced boundaries, creating a private and attractive outdoor space.

Ideally situated within close reach of reputable local schools, a range of amenities and excellent public transport links, this wonderful family home ticks all the boxes for modern living.

Early internal viewing is highly recommended to fully appreciate all that this property 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

### Entrance Porch

### Entrance Hall

13' 10" x 5' 8" (4.21m x 1.73m)

### Open Plan Kitchen/Dining Room

24' 6" (max) x 16' 8" (max) (7.46m x 5.08m)

### Lounge

13' 4" (into bay) x 10' 6" (4.06m x 3.20m)

### Ground Floor WC

### Garage

14' 7" x 11' 7" (4.44m x 3.53m)

### First Floor Landing

### Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

### Bedroom Two

13' 4" (into bay) x 10' 6" (4.06m x 3.20m)

### Bedroom Three

10' 0" x 6' 6" (3.05m x 1.98m)

### Family Bathroom

7' 6" x 5' 3" (2.28m x 1.60m)











# Floor Plan

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

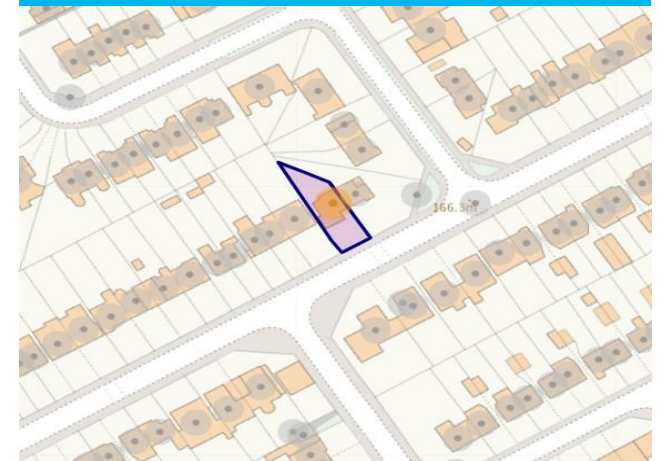


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Plan produced using PlanUp.

## Energy Performance Rating

**NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE**

## Map Location













### Agent's Note:

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