



Bushey Close, Streetly  
Sutton Coldfield, B74 3JG

**£575,000**

**\*\*\* A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, FINISHED TO A HIGH STANDARD THROUGHOUT WITH SPACIOUS AND VERSATILE LIVING ACCOMMODATION \*\*\***

Situated on the quiet and highly desirable Bushey Close in Streetly, this impressive four bedroom detached family home offers spacious and beautifully presented accommodation throughout. Ideally positioned within close proximity to reputable local schools, excellent public transport links and a range of local amenities, the property provides the perfect setting for modern family living. From the moment you arrive, the home makes an excellent first impression with its attractive frontage and a great deal of kerb appeal. Internally, the accommodation briefly comprises an entrance porch leading into a welcoming entrance hall.

The ground floor offers a spacious lounge and a separate dining room, ideal for both everyday family life and entertaining. The heart of the home is the stylish open plan kitchen/breakfast room which flows seamlessly into the conservatory, creating a bright and versatile living space overlooking the garden. A useful utility room and a ground floor WC complete the ground floor accommodation. To the first floor, a spacious landing provides access to four excellent sized bedrooms. The property is served by a modern four piece family bathroom, beautifully finished and featuring a luxurious bath, separate shower enclosure, low flush WC, wash hand basin and a heated towel radiator.

Externally, the property benefits from a driveway and front garden, with access to the garage via an electric powered up-and-over door. To the rear, the property enjoys a private and well maintained garden featuring a decked patio area, a lawn, and mature shrubbery and flower borders, perfect for relaxing or entertaining outdoors.

Behind the property is a sports pavilion offering tennis/padel courts and bowls facilities, adding further appeal to this fantastic location.

Internal viewing is highly recommended to fully appreciate the size, location and high standard of this wonderful family home.

**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: 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**

9' 2" (max) x 4' 7" (max) (2.79m x 1.40m)

### **Entrance Hallway**

16' 4" x 7' 8" (max) (4.97m x 2.34m)

### **Lounge**

16' 4" x 12' 1" (4.97m x 3.68m)

### **Dining Room**

11' 6" x 10' 2" (3.50m x 3.10m)

### **Kitchen/Breakfast Room**

11' 6" x 19' 0" (max) (3.50m x 5.79m)

### **Conservatory**

11' 8" x 9' 10" (3.55m x 2.99m)

### **Utility Room**

5' 4" x 8' 5" (1.62m x 2.56m)

### **Ground Floor WC**

5' 3" x 3' 4" (1.60m x 1.02m)

### **Garage**

15' 7" x 10' 8" (4.75m x 3.25m)

### **First Floor Landing**

#### **Bedroom One**

13' 0" x 9' 5" (to wardrobe) (3.96m x 2.87m)

#### **Bedroom Two**

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

#### **Bedroom Three**

10' 5" x 10' 0" (3.17m x 3.05m)

#### **Bedroom Four**

9' 4" x 6' 11" (2.84m x 2.11m)

#### **Family Bathroom**

9' 10" x 5' 8" (2.99m x 1.73m)



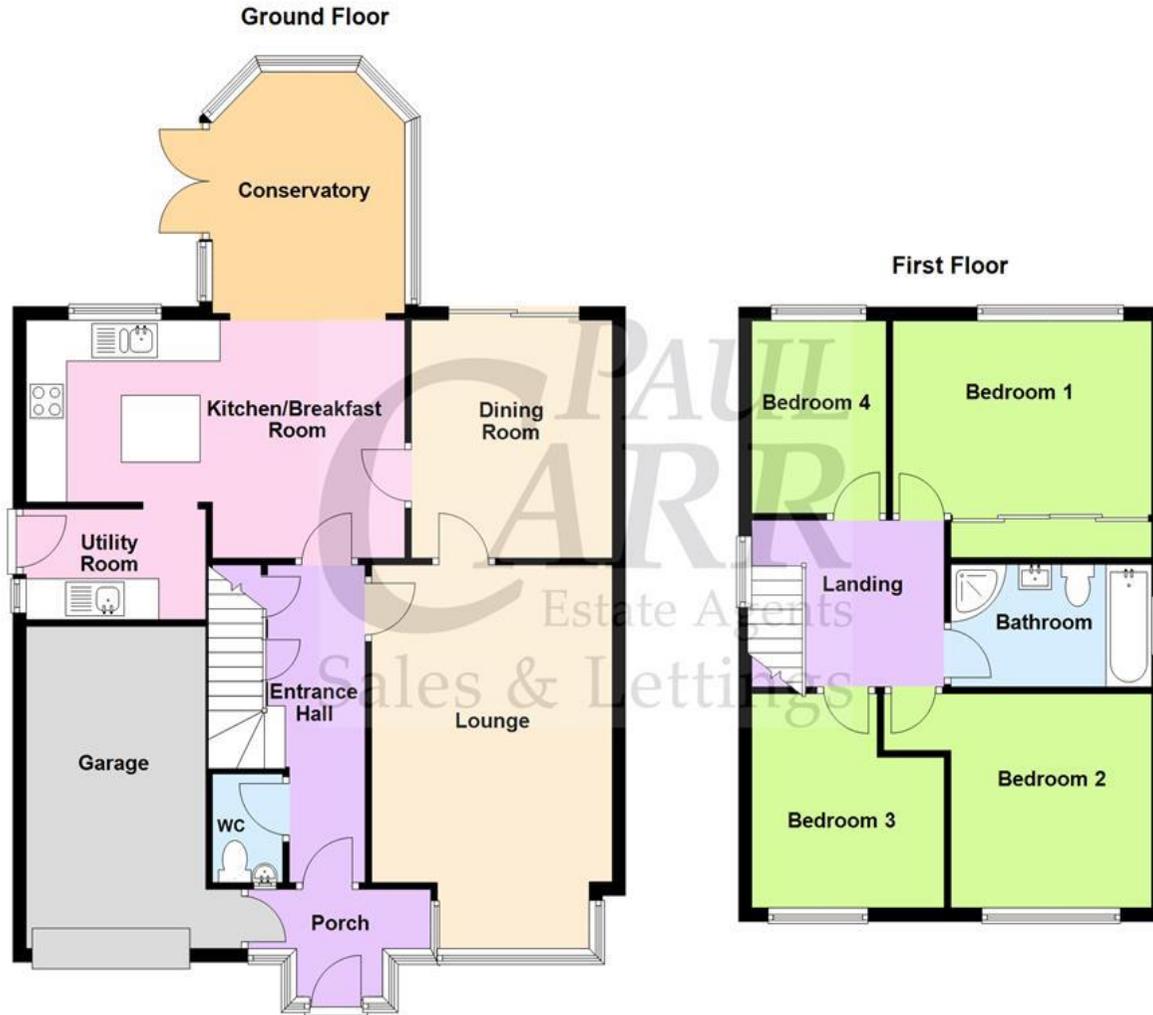






# Floor Plan

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:

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: 9th March 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.