



Bridle Lane, Streetly
Sutton Coldfield, B74 3QT

Offers Over £275,000

Charming Two-Bedroom Semi-Detached Home in Streetly Paul Carr Estate Agents are delighted to present this wonderful two-bedroom semi-detached home, perfectly situated on a sought-after road in Streetly. With easy access to local amenities, transport links, and schools (catchment areas to be verified), this property offers both comfort and convenience.

A gated, multi-vehicle driveway leads to the porch and entrance hallway, where you'll find a staircase to the first floor, an understairs storage cupboard, and access to the wet room and lounge. The wet room features a low-flush WC, pedestal hand wash basin, and shower. The bright and spacious lounge benefits from a front-facing window and patio doors leading to the conservatory/dining area, as well as access to an inner lobby.

From here, the modern fitted kitchen showcases sleek high-gloss wall, drawer, and base units, complete with an integrated oven, hob, and extractor fan. The conservatory offers a versatile living space, ideal for relaxation or entertaining.

Upstairs, the property boasts two double bedrooms, a study, and a contemporary shower room. The stylish shower room includes a walk-in shower cubicle, low-flush WC, and hand wash basin with built-in storage.

Externally, the generous rear garden features a patio area, a well-maintained lawn, enclosed fenced boundaries, and side access to the front of the property. This delightful home is a fantastic opportunity for buyers seeking a comfortable and well-located residence.

Viewing is highly recommended!

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



Porch

Hallway 7' 7" x 6' 0" (2.31m x 1.83m)

Wet Room 5' 7" x 6' 0" (1.70m x 1.83m)

Lounge 20' 2" max x 12' 2" max (6.14m x 3.71m)

Inner Lobby 5' 0" x 4' 6" to fitted storage (1.52m x 1.37m)

Fitted Kitchen 11' 4" x 8' 0" (3.45m x 2.44m)

Conservatory/Dining Area 19' 6" max x 18' 0" max (5.94m x 5.48m)
Being L Shaped

First Floor Landing

Bedroom 1 11' 9" max x 12' 0" max (3.58m x 3.65m)

Bedroom 2 12' 2" x 8' 8" (3.71m x 2.64m)

Study 5' 7" x 6' 0" (1.70m x 1.83m)

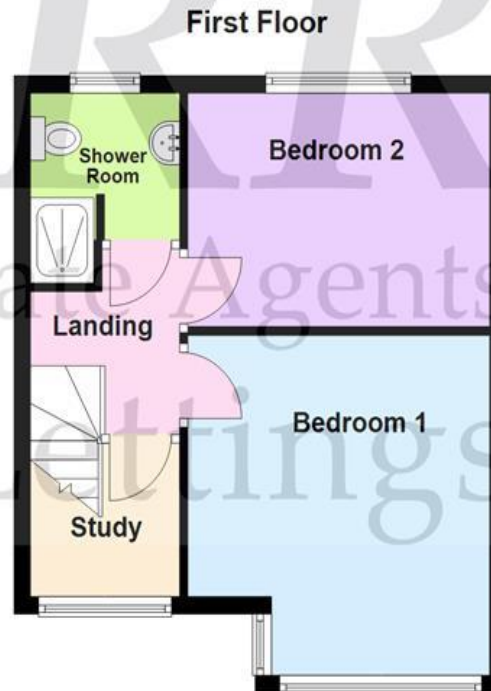
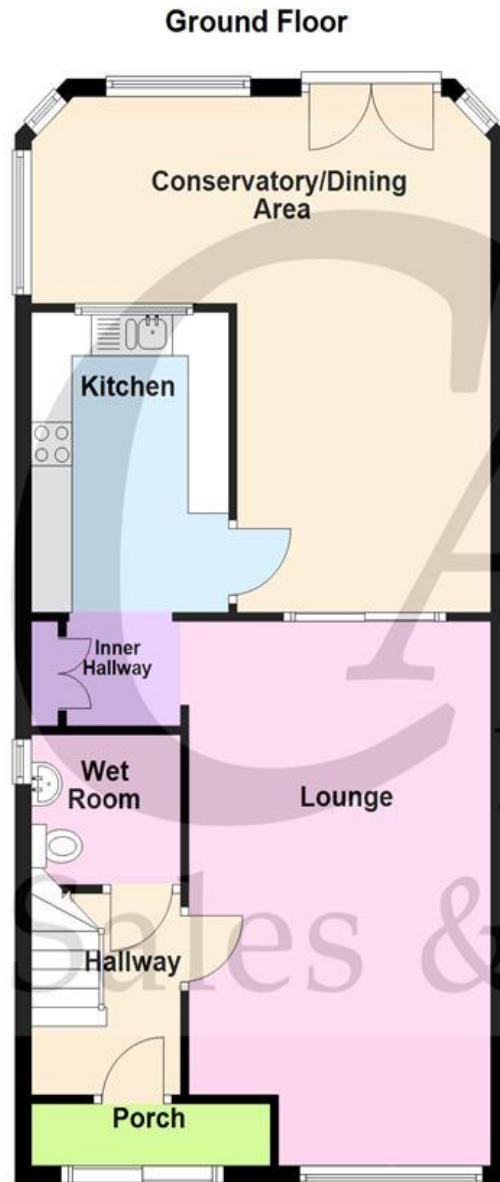
Shower Room 7' 2" max x 6' 0" (2.18m x 1.83m)





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		85 B
69-80	C		
55-68	D	57 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: