



Bridlewood, Streetly  
Sutton Coldfield, B74 3HD

**Offers Over £415,000**

Situated on the ever popular and quiet cul-de-sac of Bridlewood in Streetly, this three-bedroom detached family home offers an abundance of space for the whole family to enjoy.

Approached via a tarmacadam driveway, internally the property comprises a welcoming entrance hall, cosy lounge with doors to the extended open plan kitchen/dining room, study/playroom, ground floor WC, integral garage with electric roller door, first floor landing, three good size bedrooms and a modern four-piece family bathroom having a separate bath, large walk-in shower, hand wash basin and low level WC.

The front of the property offers parking for multiple vehicles and side access to the rear garden, having a patio area, mainly laid to lawn and fenced borders. Located within close proximity of reputable local schools, shops and amenities and public transport links nearby, the property would be an ideal purchase for a young family.

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

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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 Hall

9' 10" x 8' 8" (2.99m x 2.64m)

### Lounge

17' 10" x 11' 11" (5.43m x 3.63m)

### Extended Kitchen/Dining Room

20' 0" x 15' 3" (max) (6.09m x 4.64m)

### Study/Playroom

7' 11" x 6' 11" (2.41m x 2.11m)

### WC

9' 2" x 2' 10" (2.79m x 0.86m)

### Garage

16' 3" x 8' 0" (4.95m x 2.44m)

### First Floor Landing

#### Bedroom One

10' 11" x 14' 2" (3.32m x 4.31m)

#### Bedroom Two

13' 0" x 8' 9" (3.96m x 2.66m)

#### Bedroom Three

10' 7" x 8' 0" (3.22m x 2.44m)

### Bathroom

14' 5" (max) x 5' 8" (4.39m x 1.73m)



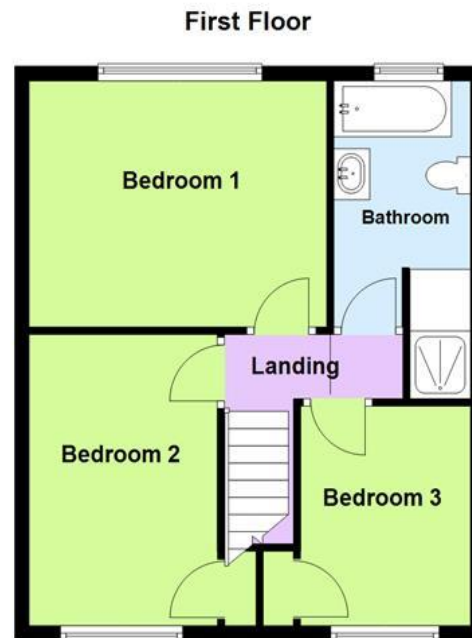
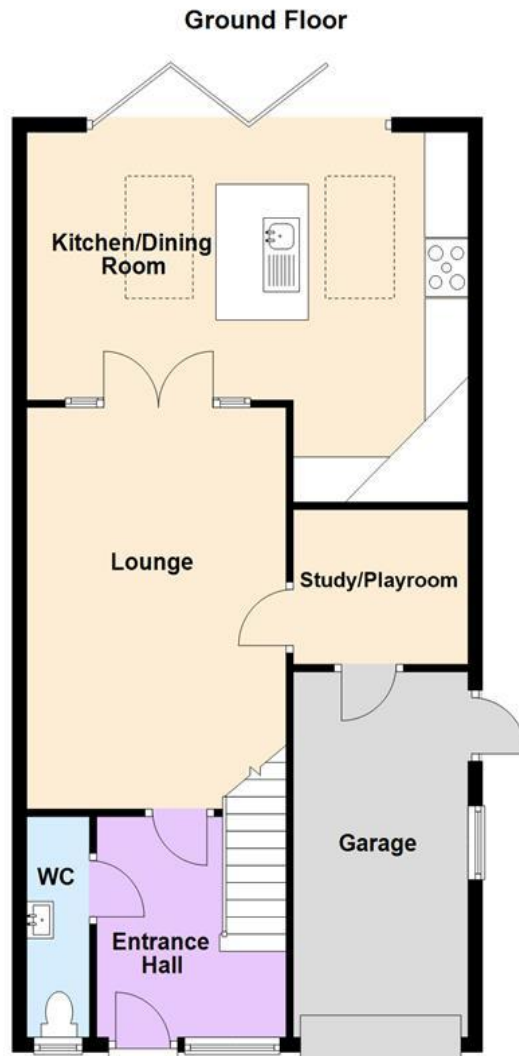






# Floor Plan

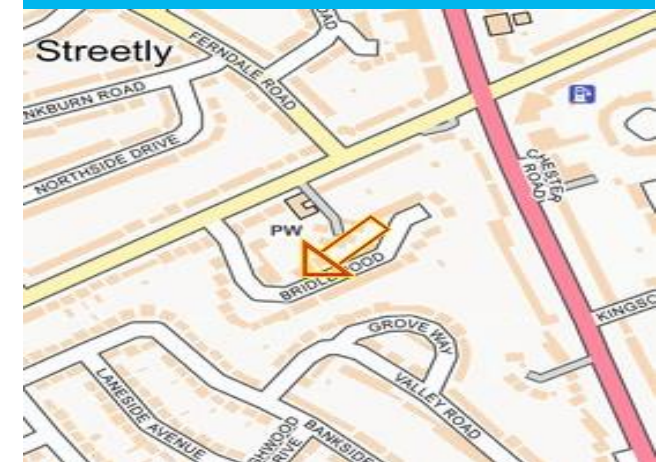
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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: 14th October 2024