



Bridle Lane, Streetly,  
Sutton Coldfield, B74 3QT

**Offers in the Region Of £260,000**



# Streetly

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Paul Carr Estate Agents are delighted to offer for sale this beautifully presented two bedroom semi-detached home.

Located in the heart of Streetly within walking distance of local shops and transport links, this property is in an ideal location for first time buyers and investors alike.

You will not want to miss out on this unique opportunity - CALL TODAY TO BOOK A VISIT.

This property benefits from modern well presented accommodation throughout with a spacious lounge, bright kitchen/diner, two brilliant sized bedrooms, and a beautifully kept private rear garden.

The accommodation briefly comprises of a hall leading to the bright lounge with lovely bay window and spacious kitchen/diner to rear with fitted appliances and storage cupboard.

To the first floor are two great sized bedrooms and a modern bathroom.

To the fore is a large driveway with ample parking space and lawn, with side access to the garden.

To the rear is a spacious garden with patio, lawn, and private fenced enclosure.







## Property Specification

TWO BEDROOM SEMI-DETACHED HOME IN THE HEART OF STREETLY  
WELL PRESENTED ACCOMMODATION  
BEAUTIFUL PRIVATE REAR GARDEN  
BRIGHT LOUNGE WITH BAY WINDOW  
MODERN KITCHEN/DINER

Hall

Lounge 13' 1" x 11' 7" (3.98m into bay x 3.52m)

Kitchen/Diner 14' 10" x 10' 11"  
(4.51m max (3.03 min) x 3.34m)

Bedroom 1 14' 11" x 11' 0"  
(4.54m max (3.55 min) x 3.35m)

Bedroom 2 11' 1" x 9' 0"  
(3.37m x 2.75m)

Bathroom 7' 7" x 5' 6"  
(2.31m x 1.68m)

### 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: 22nd April 2021

### Viewer's Note:

Services connected: Gas/electric/water/drainage

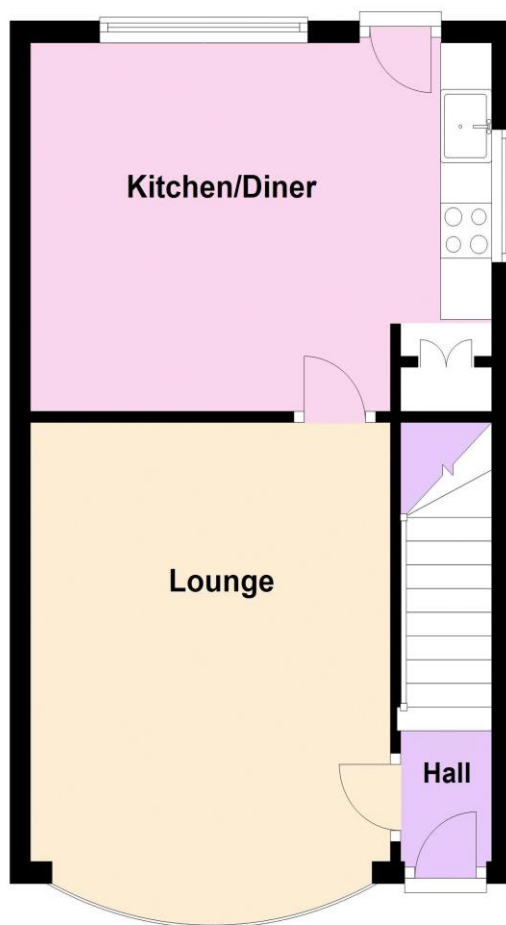
Council tax band: B

Tenure: Freehold

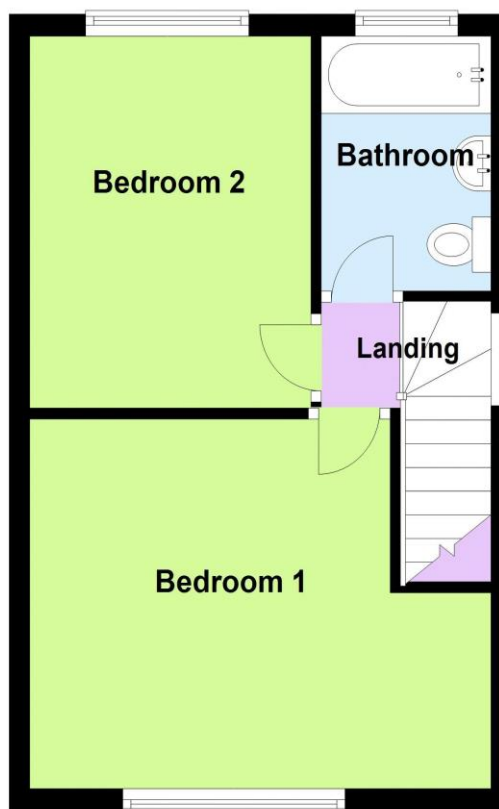
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

