



Gunstock Close, Streetly  
Sutton Coldfield, B74 2DL

Offers in the Region Of £300,000



Paul Carr Estate Agents are delighted to present this beautifully improved two/three-bedroom semi-detached home, ideally situated in a sought-after Streetly location.

Perfectly positioned for access to well-regarded local schools (purchasers are advised to check catchment areas), amenities, restaurants, and transport links, this attractive home occupies an enviable corner plot with potential to extend further (subject to the necessary consents). Set back from the road, the property features a driveway and fore garden leading to a porch with useful storage and access into the spacious lounge. The lounge offers a welcoming living space with stairs to the first floor and doors leading to the kitchen and a versatile reception room/third bedroom.

The additional reception room benefits from a bow window to the front, side access door, and a modern en-suite shower room fitted with a low-flush WC, vanity unit with inset wash basin, and a stylish shower cubicle with complementary tiling.

To the rear, the breakfast kitchen is well-equipped with a range of wall, drawer, and base units, an integrated oven, hob, and extractor, sink and drainer, integrated fridge and freezer and access to the conservatory.

The conservatory provides additional living space with delightful views over the private rear garden.

Upstairs, there are two well-proportioned bedrooms and a family bathroom fitted with a low-flush WC, hand wash basin and bath with shower over.

Externally, the property enjoys a well-screened rear garden with paved patio area, lawn, and fenced boundaries, offering both privacy and tranquility. Internal viewing is highly recommended to fully appreciate the space, quality, and versatility of accommodation on offer.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is B

Services Connected: Mains electric, gas, water and 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)





**Porch**

**Lounge**

**14' 9" max x 12' 6" max (4.49m x 3.81m)**

**Breakfast Kitchen**

**8' 5" x 12' 5" (2.56m x 3.78m)**

**Conservatory**

**10' 8" max x 10' 6" max (3.25m x 3.20m)**

**Versatile Reception Room/Bedroom 3**

**12' 4" x 7' 7" (3.76m x 2.31m)**

**Ground Floor Shower Room**

**First Floor Accommodation**

**Bedroom 1**

**8' 2" max x 12' 7" max (2.49m x 3.83m)**

**Bedroom**

**2' 7' 1" x 12' 6" (2.16m x 3.81m)**

**Bathroom**

**6' 2" max x 7' 4" max (1.88m x 2.23m)**





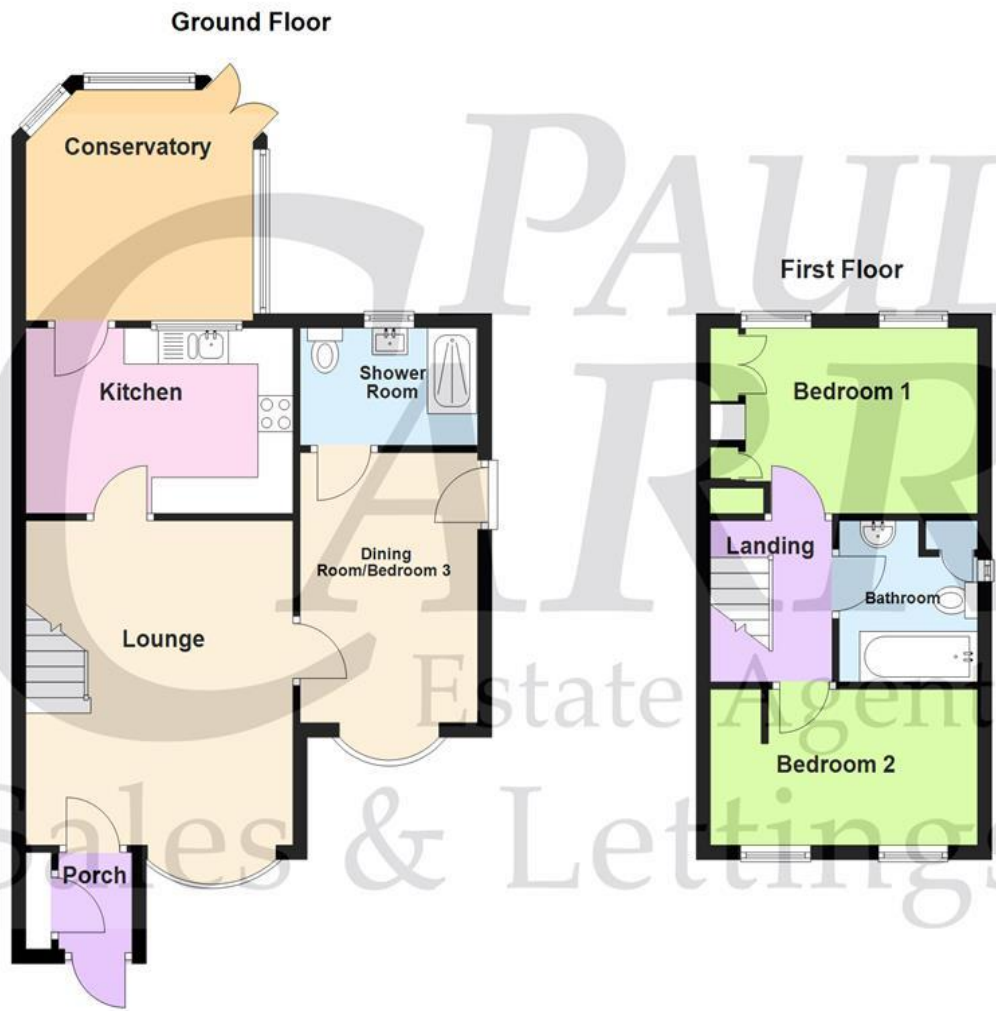






# Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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: 25th October 2025