



Bridle Lane, Streetly
Sutton Coldfield, B74 3PT

Offers in Excess of £375,000

Welcome to Bridle Lane, a three bedroom semi detached family home, offering an abundance of both internal and external space for the whole family to enjoy. On approach to the property is a creteprint driveway with security bollards, providing off road parking for multiple vehicles, and access to the garage and entrance porch.

Internally the property has a welcoming entrance hall with doors off to the front lounge and wow factor open plan kitchen/dining/family room with Velux windows and bi fold doors leading to the rear garden. The entrance hall, front lounge and sitting area of the open plan kitchen have karndean flooring.

Further benefits to the ground floor include a modern shower room with a cupboard housing the boiler.

The first floor has three bedrooms, two of which have fitted wardrobes, and a shower room. To the rear of the property is a good size garden, with patio area, mainly laid to lawn, multi use garden room and mature shrubbery borders.

Situated within close proximity of reputable local schools (catchment areas should be checked), local shops and transport links, the property would be an ideal purchase for a young family.

The property will be sold with no onwards chain and internal viewing is highly recommended to appreciate this wonderful home.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Entrance Porch

Entrance Hall

12' 2" x 5' 9" (3.71m x 1.75m)

Lounge

13' 4" (into bay) x 10' 11" (4.06m x 3.32m)

Open Plan Kitchen/Dining/Family Room
22' 9" (max) x 24' 8" (max) (6.93m x 7.51m)

Inner Hall

8' 11" x 2' 6" (2.72m x 0.76m)

Ground Floor Shower Room
6' 11" x 4' 0" (2.11m x 1.22m)

Garage

9' 7" x 8' 0" (2.92m x 2.44m)

First Floor Landing

Bedroom One

12' 0" x 9' 1" (to wardrobes) (3.65m x 2.77m)

Bedroom Two

11' 0" x 11' 0" (3.35m x 3.35m)

Bedroom Three

7' 7" x 5' 8" (2.31m x 1.73m)

Shower Room

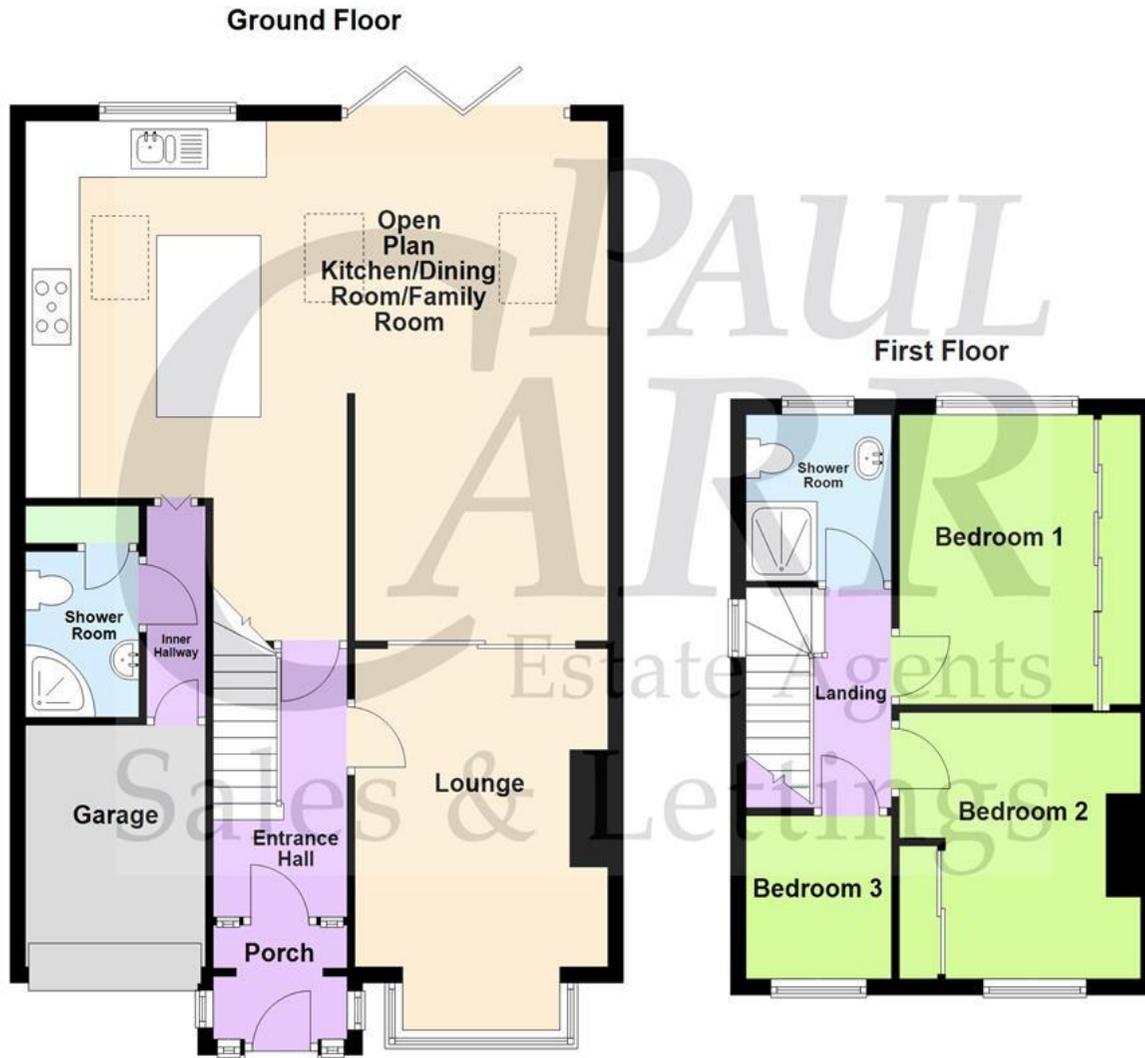
5' 11" x 5' 7" (1.80m x 1.70m)





Floor Plan

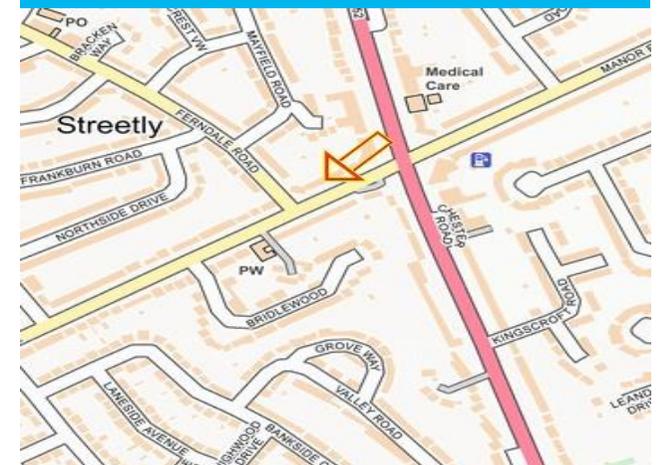
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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: 23/07/2024