



Brabham Crescent, Streetly,
Sutton Coldfield, B74 2BW

Offers in the Region Of £350,000

This deceptively spacious three bedroom semi-detached family home is ideally situated within close distance of highly rated local schools, local shops, transport links, and Royal Sutton Park.

Approached via a driveway with ample parking, the accommodation briefly comprises of a uniquely large entrance porch, leading into a welcoming dining area with under stair storage.

There is a separate lounge area which has been thoughtfully extended to the rear to create extra living space overlooking the garden, and a modern fitted kitchen.

Upstairs is a spacious landing with access to three double bedrooms, and a main family bathroom with separate bath and shower.

Outside is a charming rear garden with social patio space, neatly maintained lawn, and seating area with private fenced enclosure.

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

Ground Floor Accommodation

Porch 12' 8" x 4' 3"
(3.86m x 1.29m)

Dining Area 12' 3" x 10' 0"
(3.74m x 3.04m)

Lounge 22' 5" x 11' 7"
(6.82m x 3.52m)

Kitchen 12' 10" x 8' 5"
(3.92m x 2.57m)

First Floor Accommodation

Bedroom One 13' 8" x 10' 3"
(4.17m x 3.12m)

Bedroom Two 11' 10" x 8' 3"
(3.61m x 2.51m)

Bedroom Three 11' 11" x 9' 8"
(3.63m x 2.94m)

Bathroom 8' 4" x 6' 8"
(2.53m x 2.02m)

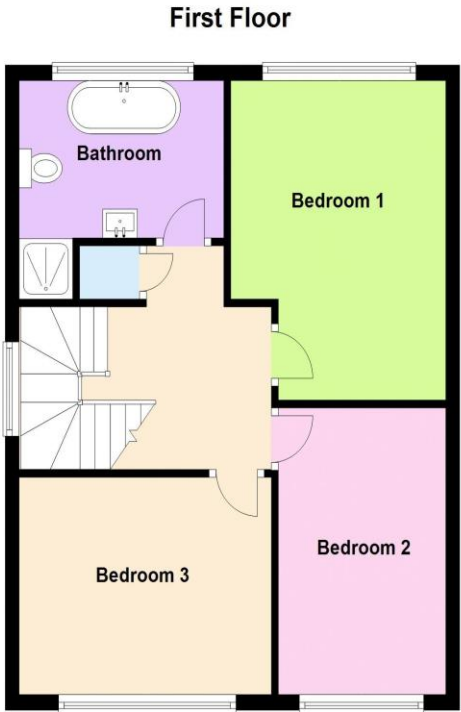
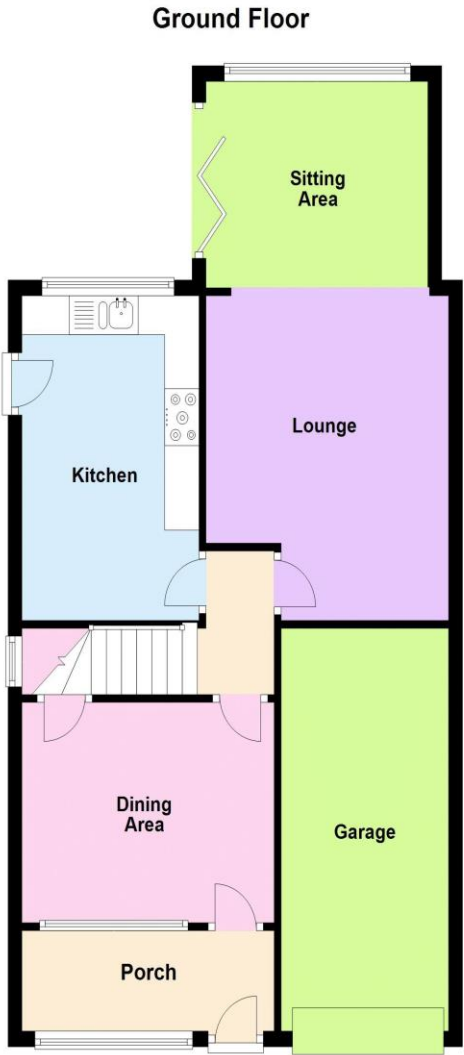
Garage 17' 0" x 8' 0"
(5.17m x 2.43m)



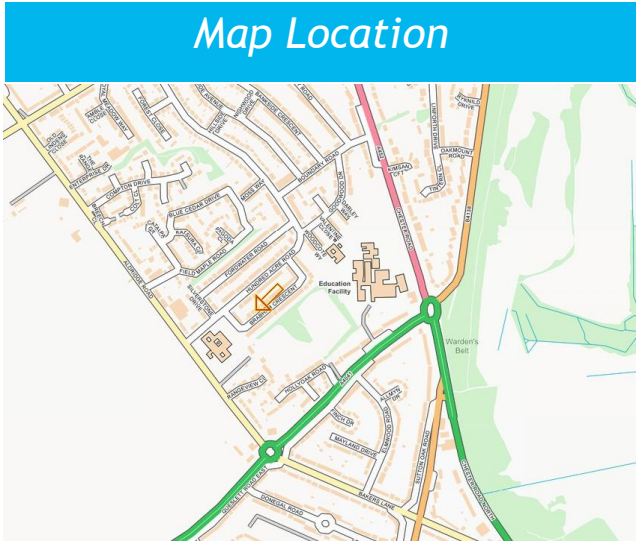


Floor Plan

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	66 D	
39-54	E		
21-38	F		
1-20	G		







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: TBC