



Gunstock Close, Streetly
Sutton Coldfield, B74 2DL

Offers Over £265,000

Situated in the sought-after area of Streetly, this well-presented two-bedroom end-terraced home on Gunstock Close is ideal for first-time buyers, small families, or those looking to downsize. The property benefits from an excellent location within close proximity to reputable local schools, convenient transport links, shops, family friendly eateries, and the beautiful Sutton Park.

Internally, the home offers a welcoming porch with a useful storage cupboard, leading into a bright and spacious lounge, which features a built-in understairs storage cupboard and drawers, perfect for maximizing space. The modern kitchen, positioned at the rear of the property, is well lit and offers ample storage, along with designated space for both a washing machine and tumble dryer.

Upstairs, the first floor landing leads to two generously sized double bedrooms. The master bedroom benefits from fitted wardrobes and enjoys two windows overlooking the rear garden, allowing for plenty of natural light. The second bedroom also accommodates a double bed comfortably and features dual-aspect windows to the front and side, enhancing the airy feel. The shower room is well-appointed with a double shower cubicle, low flush WC, and a stylish vanity unit housing the sink.

Externally, the property boasts a driveway providing off-road parking, while the private, enclosed rear garden has been designed for low maintenance, making it a perfect space to relax and entertain.

Early internal viewing is highly recommended to fully appreciate this delightful 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

4' 1" x 2' 10" (1.24m x 0.86m)

Lounge

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

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m)

First Floor Landing

Bedroom One

8' 3" x 12' 6" (max) (2.51m x 3.81m)

Bedroom Two

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

Shower Room

7' 3" x 6' 1" (2.21m x 1.85m)

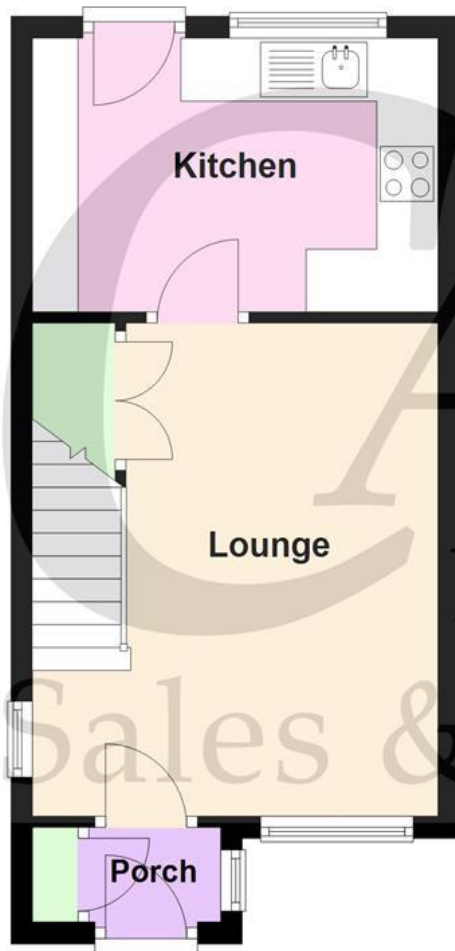




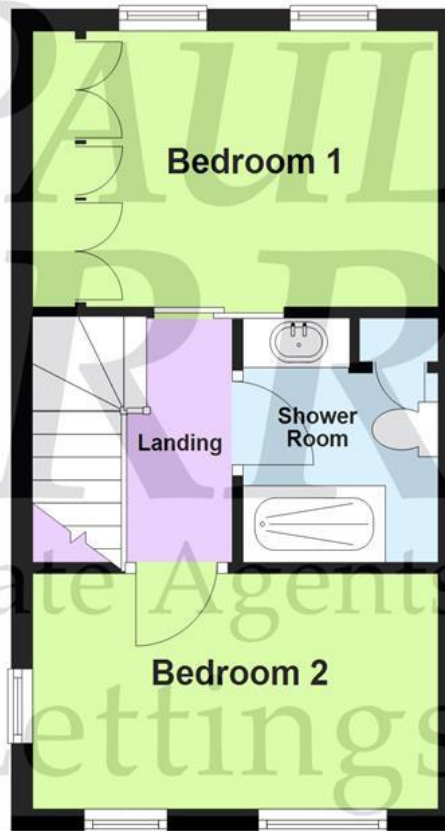
Floor Plan

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

Ground Floor



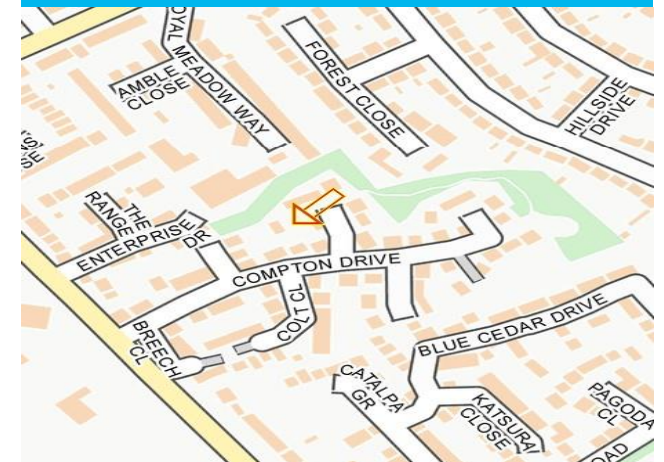
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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: 6th March 2025