



Brabham Crescent, Streetly  
Sutton Coldfield, B74 2BW

£345,000

Paul Carr estate agents are delighted to bring to the market this spacious three bedroom semi detached family home, ideally situated on the sought after Brabham Crescent in Streetly, within walking distance of highly regarded local primary and secondary schools. Offered for sale with no upward chain, the property presents an excellent opportunity for buyers looking to put their own stamp on a spacious home in a prime residential location.

Internally, the property is entered via a porch leading into a welcoming entrance hallway, with doors off to the principal ground floor rooms. To the rear is an extended lounge, providing a generous living space overlooking the garden, while the kitchen is also positioned to the rear. To the front of the property is a separate dining room, offering a versatile space for family meals or entertaining. A particularly useful side passage provides direct access from the front of the property through to the rear garden, as well as access into the kitchen. To the first floor, a spacious landing leads to three well proportioned double bedrooms and a four piece family bathroom suite. While the property would benefit from some modernisation, it offers fantastic potential to create a superb long-term family home.

Externally, the property enjoys a driveway and front lawn, along with access to the integral garage. The rear garden provides a private outdoor space, mainly laid to lawn with mature shrubbery and fenced boundaries, and benefits from a pleasant open outlook overlooking the playing fields of Lindens Primary School.

The property is conveniently located close to local schools, transport links and everyday amenities, and is also within easy reach of Sutton Park, one of the largest urban parks in Europe, offering extensive green space, walking routes and outdoor recreation. Early viewing is highly recommended to fully appreciate the size, potential and excellent location of this family 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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Porch

7' 4" x 2' 11" (2.23m x 0.89m)

### Entrance Hallway

13' 7" x 3' 4" (4.14m x 1.02m)

### Extended Lounge

21' 7" x 11' 7" (6.57m x 3.53m)

### Dining Room

14' 7" x 8' 6" (4.44m x 2.59m)

### Kitchen

12' 10" x 8' 5" (3.91m x 2.56m)

### Side Passage

17' 5" x 2' 9" (5.30m x 0.84m)

### Garage

17' 3" x 8' 0" (5.25m x 2.44m)

### First Floor Landing

#### Bedroom One

13' 8" x 9' 1" (to wardrobe) (4.16m x 2.77m)

#### Bedroom Two

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

#### Bedroom Three

12' 0" x 8' 4" (3.65m x 2.54m)

#### Bathroom

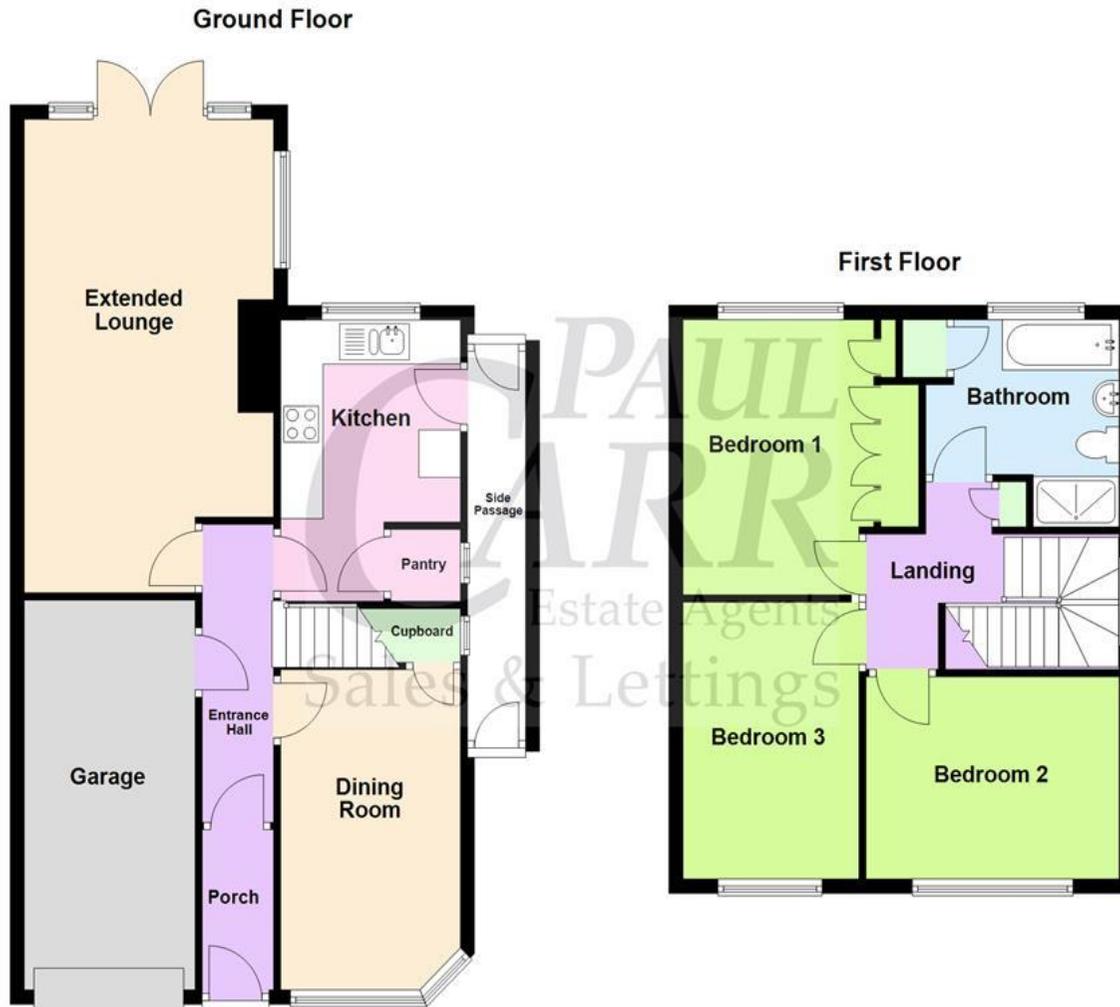
9' 7" (max) x 8' 5" (2.92m x 2.56m)





# Floor Plan

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

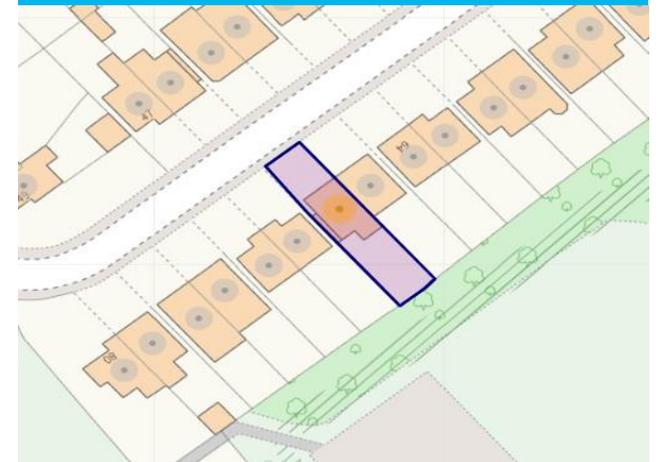


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Plan produced using PlanUp.

## Energy Performance Rating

NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE

## 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: 10th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.