



Brabham Crescent, Streetly  
Sutton Coldfield, B74 2BN

**Offers in Excess of £250,000**

**Streetly**

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**OFFERING NO UPWARD CHAIN  
A SPACIOUS SEMI DETACHED HOME  
SITUATED IN A POPULAR LOCATION**

You won't want to miss out on this opportunity to buy this well proportioned semi with a conservatory, private garden and ample parking.

The location offers easy access to local schools, amenities, shops and transport links.

The accommodation briefly comprises, porch, hall, a through lounge/dining room, conservatory, fitted kitchen and utility area.

The first floor having three double bedrooms, a bathroom and separate W.C.

The property further benefits from having double glazing and gas central heating.

To the front is a driveway and garage and to the rear an enclosed garden.





## Property Specification

SPACIOUS SEMI DETACHED HOME  
THREE DOUBLE BEDROOMS  
LOUNGE/DINING ROOM  
FITTED KITCHEN, UTILITY AREA  
CONSERVATORY

Entrance Porch

Hallway

Kitchen 11' 11" x 7' 8"  
(3.63m x 2.34m)

Lounge/Dining Room 20' 7" x 9' 11"  
(6.27m x 3.02m)

Conservatory 11' 10" x 9' 4"  
(3.61m x 2.84m)

Utility 6' 0" x 5' 0"  
(1.83m x 1.52m)

Bedroom One 11' 8" x 10' 0"  
(3.56m x 3.05m)

Bedroom Two 10' 0" x 8' 6"  
(3.05m x 2.59m)

Bedroom Three 12' 1" x 7' 11"  
(3.68m x 2.41m)

Bathroom

Separate W.C.

Garage 15' 9" x 8' 6"  
(4.80m x 2.59m)

### 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: 2nd November 2020

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

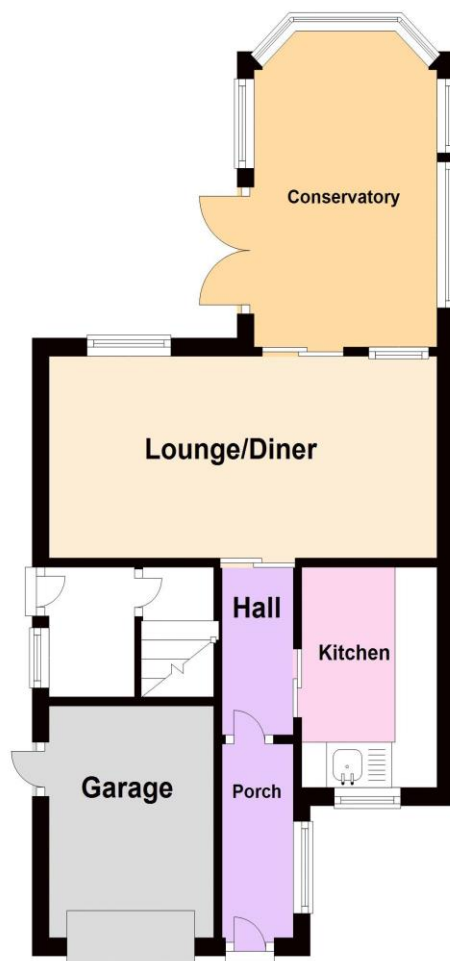
Council tax band: C

Tenure: Freehold

# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

