



Bridle Lane, Streetly,  
Sutton Coldfield, B74 3QE

**£450,000**



Paul Carr Estate Agents are pleased to bring to the market this well presented and extended three bedroom semi detached family home. Fantastic location for local reputable schools, shops, amenities and a short distance away from Sutton Park's 2400 National Nature Reserve.

Recently renovated and improved heavily by the current owners, including a full width extension to the rear of the property creating a showpiece open plan kitchen/family room with underfloor heating leading into the dining room.

Further benefits include a welcoming hallway with underfloor heating, a separate lounge, utility room and ground floor w.c.

To the first floor you have three bedrooms and a modern shower room. To the front of the property is a driveway providing parking for multiple vehicles, and to the rear in an enclosed landscaped garden with patio area and mainly laid to lawn.

Viewing is essential to fully appreciate this wonderful family home.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Elec/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)





### **Ground Floor Accommodation**

Entrance Hall

Lounge 12' 10" into bay x 10' 9"  
(3.91m x 3.27m)

Dining Room 10' 9" x 10' 9"  
(3.27m x 3.27m)

Kitchen/Family Room 20' 10" x 11' 10"  
(6.35m x 3.60m)

Utility Room 10' 8" x 5' 7"  
(3.25m x 1.70m)

WC 7' 4" x 2' 3"  
(2.23m x 0.69m)

Garage/Store 9' 0" x 6' 7"  
(2.74m x 2.01m)

### **First Floor Accommodation**

Bedroom One 13' 6" into bay x 10' 1"  
(4.11m x 3.07m)

Bedroom Two 10' 10" x 10' 10"  
(3.30m x 3.30m)

Bedroom Three 6' 9" x 6' 5"  
(2.06m x 1.95m)

Shower Room 7' 2" x 5' 6"  
(2.18m x 1.68m)















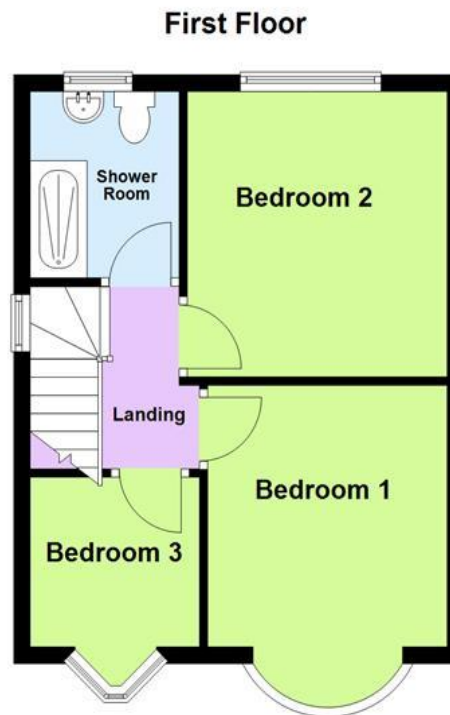
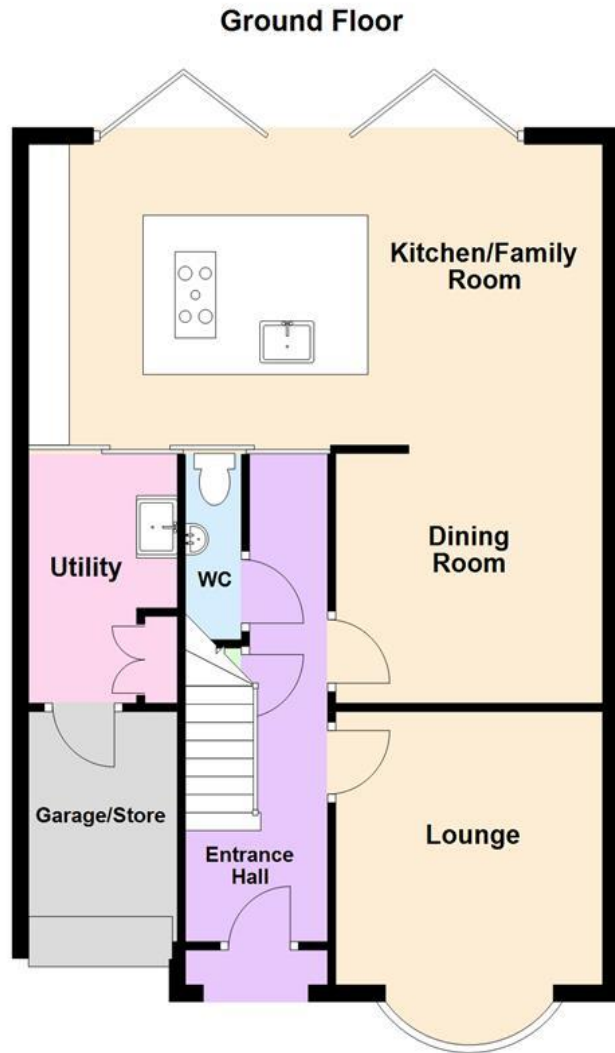






# Floor Plan

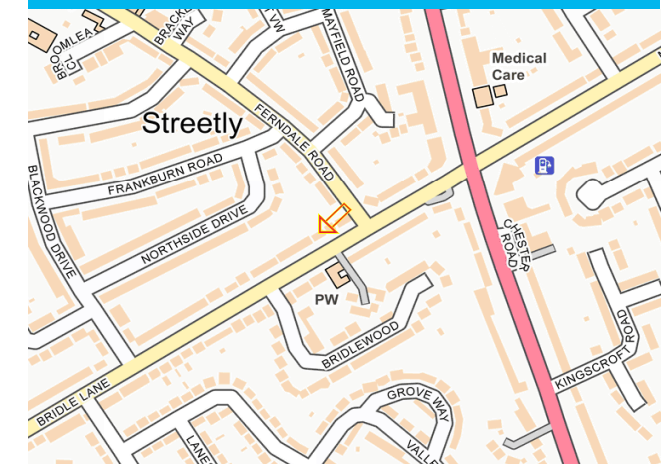
*This floor plan is not drawn to scale and is for illustration purposes only*



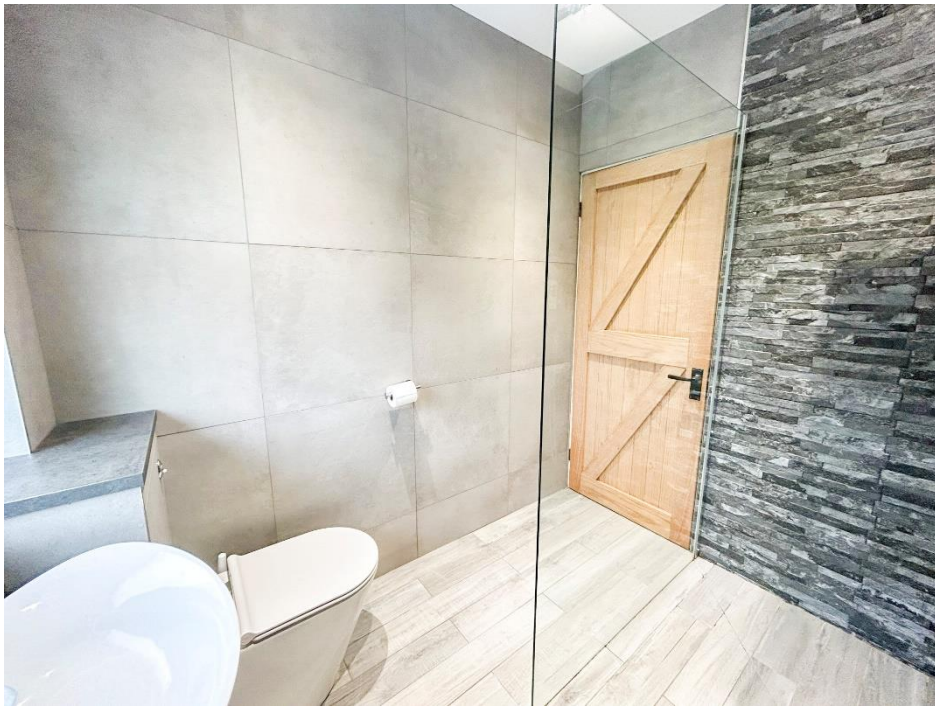
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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: