



Wheelock Close, Streetly,
Sutton Coldfield, B74 2DW

£290,000

Paul Carr Estate Agents are pleased to present this superbly maintained and significantly enhanced semi-detached bungalow, occupying a prime cul-de-sac position within the ever-popular and convenient area of Streetly.

Ideally located, the property enjoys excellent access to local amenities and public transport links, with the open spaces of Royal Sutton Park just a short distance away—perfect for both leisure and everyday living. The accommodation is spacious, bright and thoughtfully updated throughout.

A welcoming reception hall provides access to a guest WC and leads through to a generous lounge with dining area, offering an ideal space for relaxation or entertaining. The well-equipped kitchen features a range of fitted wall and base units with contrasting work surfaces and incorporates a ceramic sink unit.

There are two well-proportioned double bedrooms, both tastefully presented and benefiting from fitted wardrobes. The contemporary shower room is stylishly appointed, comprising a modern suite with low-level WC, wash hand basin and enclosed shower cubicle.

Externally, the property boasts a beautifully maintained rear garden, predominantly laid to lawn with a patio area—ideal for outdoor enjoyment and bordered to the rear by established hedges that provide a high degree of privacy.

To the front, a driveway provides off-road parking and leads to a garage, offering additional parking or valuable storage.

This attractive bungalow offers an excellent combination of comfort, practicality and location, set within a peaceful cul-de-sac in one of Streetly's most sought-after areas.

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 Hallway 7' 2" x 4' 2"
(2.18m x 1.27m)

Guest WC 6' 7" x 3' 1"
(2.01m x 0.94m)

Lounge/Dining Room 19' 6" max x 10' 2" max
(5.94m x 3.10m)

Fitted Kitchen 9' 7" x 7' 8"
(2.92m x 2.34m)

Inner Hallway

Bedroom One 12' 0" max x 8' 9" max
(3.65m x 2.66m)

Bedroom Two 9' 2" max x 9' 1" max
(2.79m x 2.77m)

Shower Room 7' 4" x 6' 0"
(2.23m x 1.83m)

Outside

Garage 17' 0" x 8' 2"
(5.18m x 2.49m)





Floor Plan

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

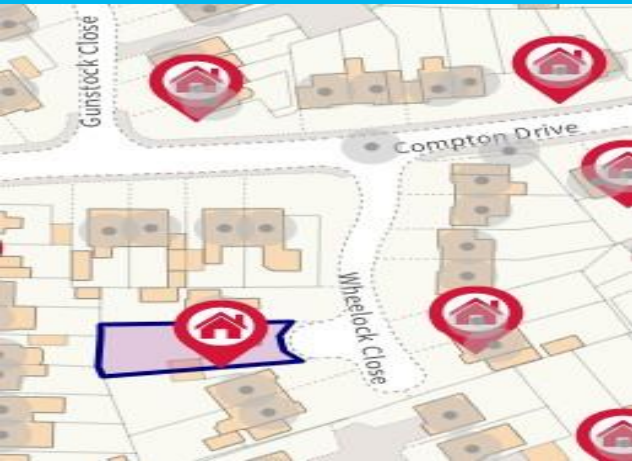


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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:

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.

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