



Compton Drive, Streetly
Sutton Coldfield, B74 2DA

Offers in the Region Of £290,000

Paul Carr Estate Agents are delighted to bring to market this superbly presented and significantly improved semi-detached bungalow which enjoys a prime position within a well-regarded and highly convenient part of Streetly.

The property also benefits from access to local amenities and public transport links, with Royal Sutton Park within easy reach, making it an ideal location for both relaxation and everyday convenience.

The accommodation is spacious, light-filled, and thoughtfully updated.

A welcoming reception hall includes a practical utility/storage area, leading through to a generous lounge with dining space—perfect for both entertaining and unwinding.

The well-appointed kitchen offers a range of fitted wall and base level units with contrasting work surface over, incorporating a stainless-steel sink unit.

There are two double bedrooms, each tastefully decorated to create a calm and restful atmosphere.

The bathroom has been stylishly renewed, offering a modern suite comprising a low flush wc unit, hand wash basin and bath with shower.

Outside, the property features a beautifully maintained rear garden, laid mainly to lawn with patio area - ideal for outdoor enjoyment.

A front driveway provides off-road parking and access to a garage offering further storage or parking space.

This is a delightful home in a highly desirable setting, combining charm, practicality and location.

Tenure: We can confirm the property is Freehold.

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

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



Hallway

6' 2" max x 4' 2" max (1.88m x 1.27m)

Storage/Utility Space

6' 2" x 3' 1" (1.88m x 0.94m)

Lounge Diner

19' 6" max x 10' 4" max (5.94m x 3.15m)

Kitchen

9' 7" x 7' 6" (2.92m x 2.28m)

Inner Hallway

Bedroom 1

11' 7" x 9' 0" (3.53m x 2.74m)

Bedroom 2

9' 1" x 9' 3" (2.77m x 2.82m)

Bathroom

7' 6" x 6' 1" (2.28m x 1.85m)

Outside

Garage

17' 4" x 8' 3" (5.28m x 2.51m)





Floor Plan

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

Ground Floor

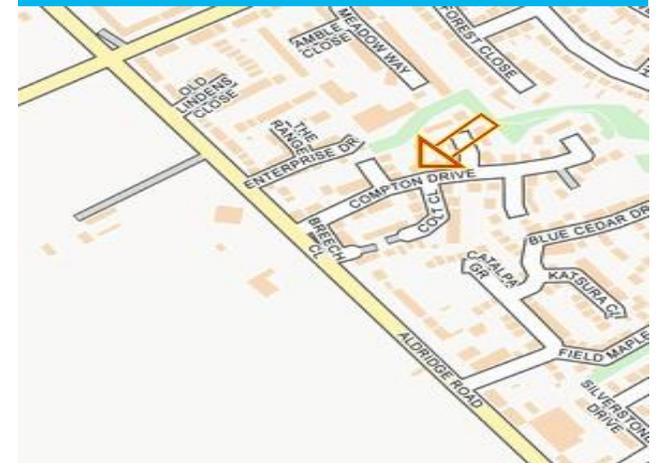


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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: