



Brabham Crescent, Streetly
Sutton Coldfield, B74 2BW

£350,000

Streetly

£350,000



This breath taking three bedroom semi-detached family home is situated within walking distance of highly rated local schools, transport links, and local shops.

Approached via a vast corner plot with ample parking and external double garage, the accommodation briefly comprises of an entrance porch and welcoming hallway with downstairs W.C and large cloakroom storage.

There is a spacious extended lounge off the hallway, as well as a beautifully presented bright kitchen/diner with ample entertainment space, overlooking the front and rear gardens.

Upstairs are three great size bedrooms located off a spacious landing, and a modern fitted bathroom.

Outside to the rear is a charming private garden with access out to the fore, as well as the external double garage.





Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME
LARGE CORNER PLOT
PRIVATE REAR GARDEN
EXTERNAL DOUBLE GARAGE
BEAUTIFUL KITCHEN/DINER
CLOSE TO HIGHLY RATED LOCAL SCHOOLS

Ground Floor

Entrance Porch

Hallway - 13' 1" x 6' 8" (3.99m x 2.03m)

Cloakroom - 6' 9" x 3' 0" (2.06m x 0.91m)

Lounge - 16' 5" x 15' 1" (5.00m x 4.60m)

Kitchen/Diner - 22' 1" x 16' 10" (6.74m max x 5.12m max)

Downstairs W.C. - 4' 7" x 3' 3" (1.40m x 1.00m)

First Floor

Bedroom One - 16' 5" x 10' 9" (5.00m x 3.27m)

Bedroom Two - 10' 0" x 9' 6" (3.05m x 2.90m)

Bedroom Three - 10' 0" x 7' 2" (3.04m x 2.19m)

Bathroom - 7' 9" x 6' 8" (2.37m x 2.03m)

External Double Garage - 17' 11" x 15' 3" (5.46m x 4.64m)



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: Week starting 4th July 2022

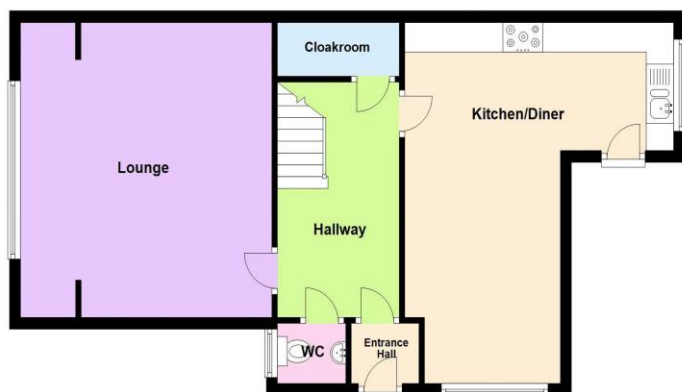
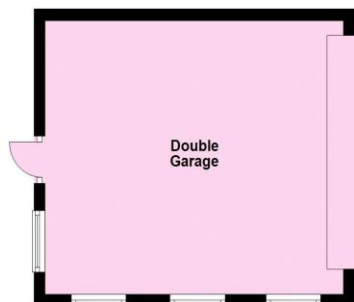
Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

