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Brabham Crescent, Streetly,  
Sutton Coldfield, B74 2BN

**Offers Over £280,000**



# Streetly

Offers Over £280,000



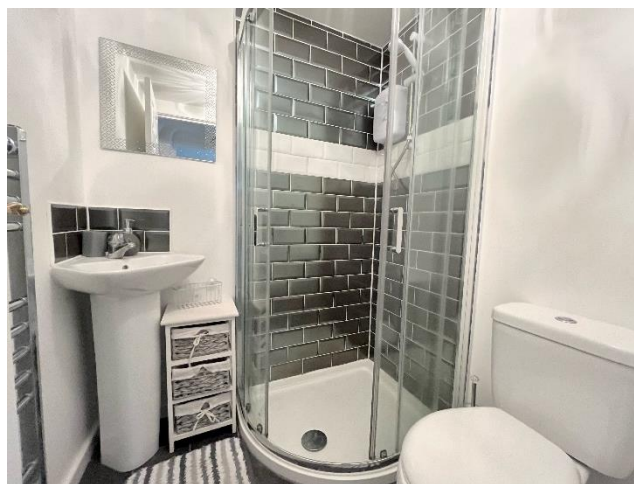
This wonderful three bedroom mid terrace home is situated on Brabham Crescent in central Streetly, within walking distance of highly rated local schools, transport links, and local amenities.

Approached via a large driveway with neat front lawn, the accommodation briefly comprises of an entrance porch and hallway, leading into a charming fitted kitchen to the fore, and a bright spacious lounge/diner to the rear overlooking the garden, with access through French doors.

Further to the ground floor is a separate study/potential downstairs bedroom, with a modern fitted shower room.

Upstairs off the large landing is a main family bathroom, with three double bedrooms.

Outside is a great private rear garden, providing ample space for a family, with fenced enclosure.







## Property Specification

SPACIOUS THREE BEDROOM MID TERRACE HOME  
CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS,  
AND AMENITIES

SPACIOUS PRIVATE REAR GARDEN  
LARGE LOUNGE/DINER TO REAR  
FITTED KITCHEN

Porch 5' 5" x 4' 0"  
(1.64m x 1.23m)

### Hallway

Lounge/Diner 19' 8" x 10' 11"  
(5.99m x 3.32m)

Kitchen 10' 6" x 7' 5"  
(3.19m x 2.26m)

Study/Potential Downstairs Bedroom 10' 8" x 8' 0"  
(3.26m x 2.45m)

Shower Room 4' 11" x 4' 11"  
(1.51m x 1.49m)

Bedroom One 11' 0" x 10' 5"  
(3.36m x 3.18m)

Bedroom Two 11' 0" x 9' 0"  
(3.36m x 2.74m)

Bedroom Three 10' 7" x 7' 5"  
(3.22m x 2.26m)

Bathroom 9' 4" x 4' 4"  
(2.84m x 1.33m)

### 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: 16th January 2023

### Viewer's Note:

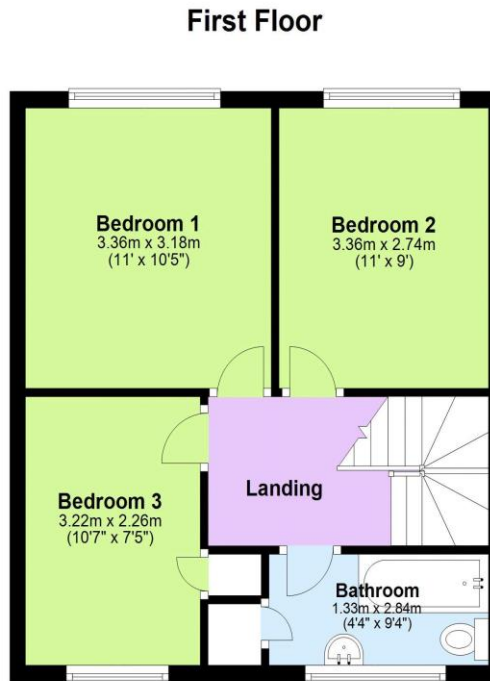
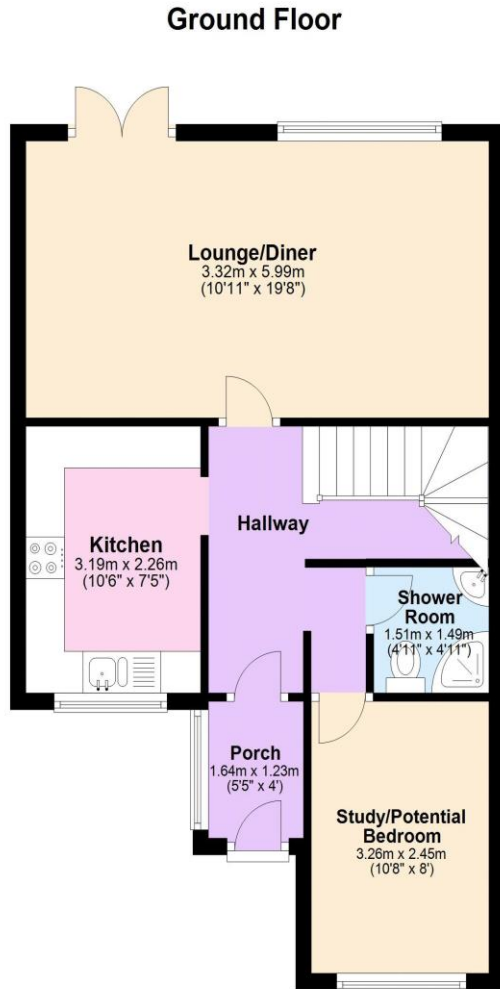
Services connected: Gas/electric/water/drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



Total area: approx. 90.3 sq. metres (971.5 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

