



Bridle Lane, Streetly,
Sutton Coldfield, B74 3HB

Offers Over £340,000

Welcome to Bridle Lane, a popular and highly desirable Streetly location, conveniently positioned for popular local schooling (catchments should be checked), transport links and local amenities.

The property is set back from the road, behind a multi-vehicle driveway leading to front door.

The ground floor accommodation comprises welcoming reception hallway, guest wc, extended through lounge/diner with stunning views of the rear garden, and a beautifully fitted kitchen with a range of wall, drawer and base level units with contrasting work surface over, incorporating a sink unit with drainer and mixer tap over integrated oven, hob and extractor fan and space for further white goods.

On the first floor there are three well proportioned bedrooms, and family bathroom with a thoughtfully configured suite comprising low flush wc unit, pedestal hand wash basin, panelled bath and separate shower cubicle.

Outside to the fore we have a multi-vehicle driveway, integral garage and rear garden.

The rear garden has a paved patio area, laid to lawn with mature plants and shrubs to borders and enclosed fenced boundaries.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Entrance Hallway

Through Lounge Diner 28' 8" x 10' 9"
(8.73m x 3.27m)

Fitted Kitchen 14' 7" x 6' 7"
(4.44m x 2.01m)

Guest wc 6' 1" x 2' 8"
(1.85m x 0.81m)

First Floor Accommodation

Bedroom One 14' 6" x 10' 1"
(4.42m x 3.07m)

Bedroom Two 10' 5" x 10' 1"
(3.17m x 3.07m)

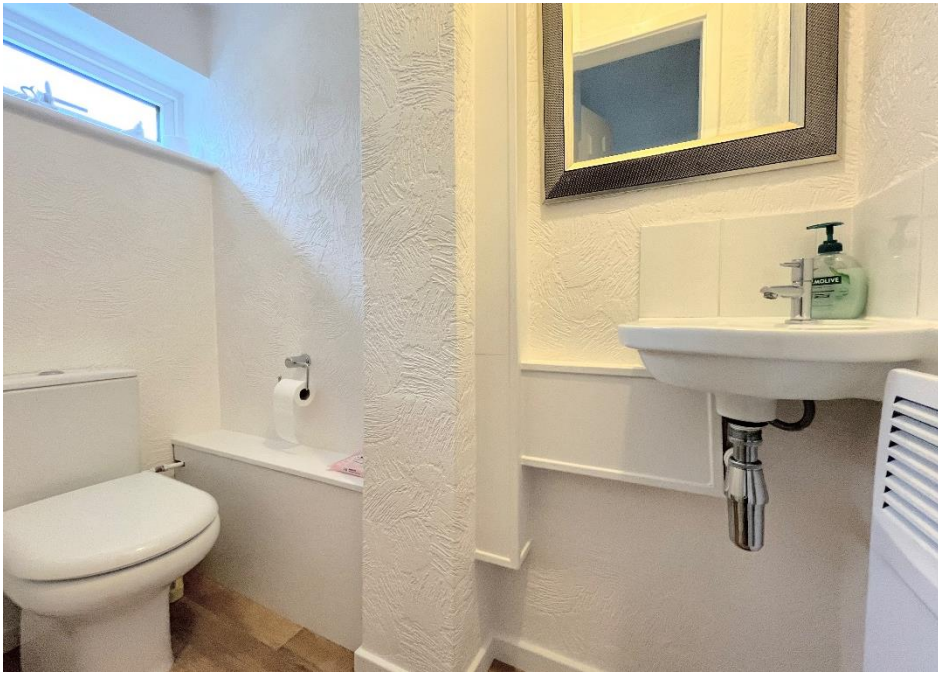
Bedroom Three 10' 1" x 8' 0"
(3.07m x 2.44m)

Family Bathroom 7' 8" x 5' 8"
(2.34m x 1.73m)

Garage 16' 0" x 8' 4"
(4.87m x 2.54m)







Floor Plan

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

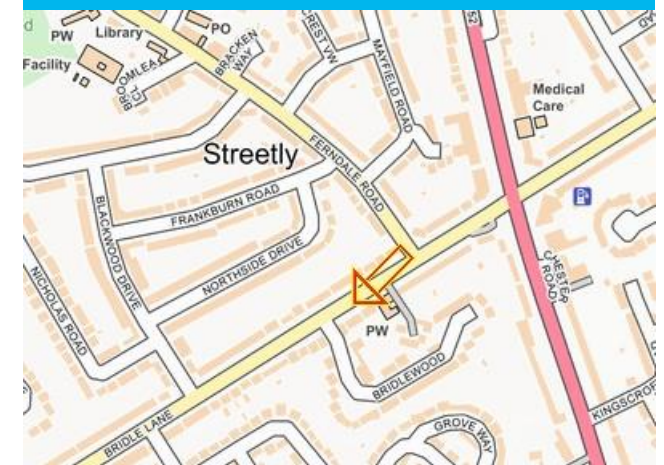


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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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: 15th March 2024