



Briar Avenue, Streetly  
Sutton Coldfield, B74 3HX

**£360,000**

This charming bungalow is offered for sale on Briar Avenue in Streetly, a highly desirable location within close distance of highly rated local schools, transport links, and local amenities, boasting a variety of impressive features ideal for any downsizers.

Approached via a large driveway with attractive well maintained front lawn, the internal accommodation briefly comprises: Entrance porch and welcoming hallway, leading into a spacious bright lounge to the rear, with sliding doors overlooking the beautiful garden. There is a good size kitchen diner with a separate conservatory, providing further stunning views of the rear garden and additional living space. There are two double bedrooms with versatile usage and ample fitted wardrobes as well as a shower room with a suite comprising low flush wc unit, pedestal hand wash basin and shower cubicle.

Outside is a truly wonderful garden, with a social patio area and neatly maintained shrubs, plants and lawn, with a private outlook and enclosed boundaries.

The property further benefits from garage with door to guest wc, and door to utility area/works shop. The utility area/workshop has doors to fore and rear, stainless steel sink unit and space and plumbing for a washing machine. Internal viewing is considered essential to appreciate the size of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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](mailto:streetly@paulcarrestateagents.co.uk)



**Entrance Hallway**

**Lounge/Diner**  
17' 1" x 11' 7" (5.20m x 3.53m)

**Breakfast Kitchen**  
13' 9" x 9' 5" (4.19m x 2.87m)

**Conservatory**  
13' 3" x 9' 3" (4.04m x 2.82m)

**Guest WC**  
3' 10" x 2' 9" (1.17m x 0.84m)

**Bedroom 1**  
14' 9" x 10' 8" (4.49m x 3.25m)

**Bedroom 2**  
11' 4" x 10' 11" (3.45m x 3.32m)

**Shower Room**  
10' 5" max x 6' 2" max (3.17m x 1.88m)

**Garage**  
17' 2" x 8' 0" (5.23m x 2.44m)

**Workshop/Utility Area**  
20' 5" x 6' 4" (6.22m x 1.93m)





# Floor Plan

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



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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: 14th May 2024