



Bridle Lane, Streetly
Sutton Coldfield, B74 3QE

Offers in Excess of £485,000

Welcome to Bridle Lane, an impressive four bedroom semi detached family home, situated on a popular road within Streetly and being within close proximity of reputable local schools, transport links and amenities.

Internally the property has a welcoming, spacious and modern hallway with open access to the cosy lounge. The open plan kitchen/dining/family room has been extended to the rear, creating a fantastic space for entertaining family and friends and has underfloor heating, fitted appliances including a dishwasher, double oven and hob, and bi-fold doors to the rear garden. Further benefits to the ground floor include a WC and access to the garage.

The first floor comprises three double bedrooms, one with an en-suite shower room, and a good size single bedroom currently being used as a home office. The luxury fitted bathroom completes the first floor accommodation.

To the front of the property is a multi-car driveway providing off road parking, and to the rear is a well maintained rear garden, having a patio area, artificial lawn, children's play area, with fenced and flowered borders.

Internal viewing of this outstanding family home is highly advised to fully appreciate the size, standard and 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



Accommodation

Entrance Hall

20' 0" x 10' 1" (max) (6.09m x 3.07m)

Open Plan Kitchen/Dining/Family Room
22' 8" (max) x 23' 0" (max) (6.90m x 7.01m)

Lounge

16' 2" (into bay) x 10' 6" (4.92m x 3.20m)

WC

4' 5" x 3' 0" (1.35m x 0.91m)

Garage

11' 0" x 6' 1" (3.35m x 1.85m)

First Floor Landing

9' 0" (max) x 6' 5" (max) (2.74m x 1.95m)

Bedroom One

12' 1" x 13' 5" (3.68m x 4.09m)

En-suite

3' 10" x 8' 10" (1.17m x 2.69m)

Bedroom Two

13' 3" (into bay) x 10' 7" (4.04m x 3.22m)

Bedroom Three

13' 3" x 9' 10" (4.04m x 2.99m)

Bedroom Four

12' 2" x 5' 10" (3.71m x 1.78m)

Bathroom

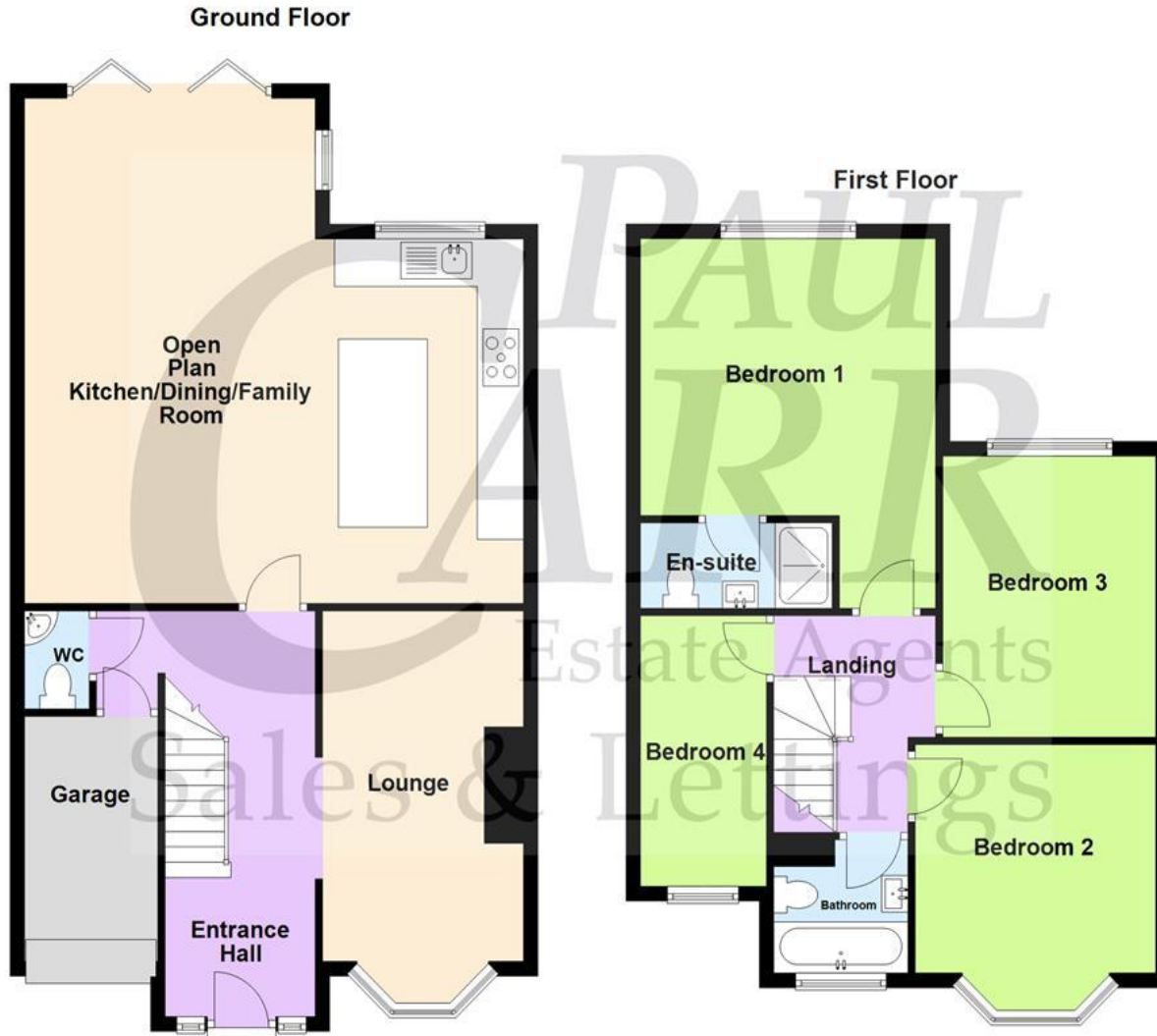
7' 6" x 5' 8" (2.28m x 1.73m)





Floor Plan

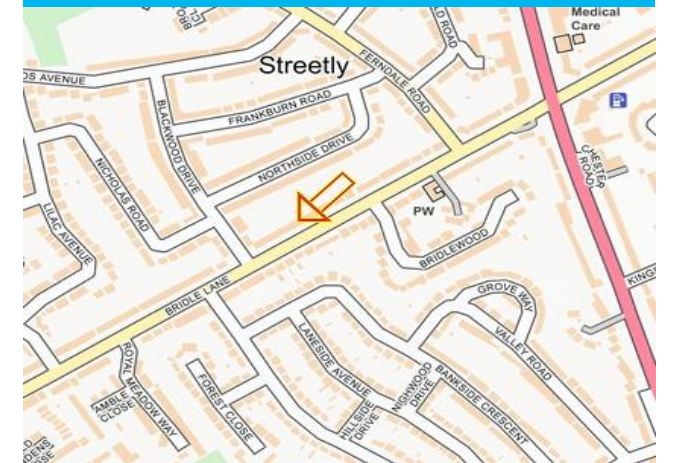
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 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: 9th July 2024