



Carlton Croft, Streetly  
Sutton Coldfield, B74 3JT

**£575,000**



Nestled on Carlton Croft in the desirable area of Streetly, Sutton Coldfield, this beautifully refurbished four-bedroom detached house offers a perfect blend of modern style and family-friendly living. The property boasts a spacious extended kitchen, designed to be the heart of the home, with ample room for cooking and entertaining.

A separate lounge and dining room provide flexible spaces for relaxation and hosting, while the addition of a bright and airy conservatory offers a tranquil spot to enjoy views of the south-facing garden. The ground floor features a welcoming entrance hall, a convenient utility room, and a ground floor WC, adding practicality for everyday living. The integral garage, equipped with an electric up-and-over door, ensures secure parking and additional storage.

Upstairs, the first-floor landing leads to four generously proportioned bedrooms, each thoughtfully designed to offer comfort and versatility. The modern bathroom has been updated to a high standard, complementing the home's contemporary aesthetic.

With an updated boiler ensuring efficient heating, this property is move-in ready and requires no immediate work.

The south-facing garden is a highlight, providing a private outdoor space for relaxation and recreation.

Located close to Sutton Park, one of the largest urban parks in Europe, the property offers access to scenic walks and green spaces.

Excellent transport links and the convenience of being sold with no upwards chain make this home an appealing choice for families or professionals seeking a well-connected and stylish home in a sought-after area.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is F 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)**



## Accommodation

### **Entrance Porch**

2' 8" x 7' 7" (0.81m x 2.31m)

### **Entrance Hall**

12' 10" x 7' 7" (max) (3.91m x 2.31m)

### **Lounge**

16' 5" x 12' 1" (5.00m x 3.68m)

### **Dining Room**

11' 6" x 10' 2" (3.50m x 3.10m)

### **Kitchen/Breakfast Room**

15' 0" x 18' 8" (4.57m x 5.69m)

### **Conservatory**

7' 7" (max) x 9' 5" (max) (2.31m x 2.87m)

### **Utility Room**

5' 3" x 7' 11" (1.60m x 2.41m)

### **WC**

5' 2" x 3' 5" (1.57m x 1.04m)

### **Garage**

13' 6" x 8' 10" (4.11m x 2.69m)

### **First Floor Landing**

10' 7" x 9' 8" (3.22m x 2.94m)

### **Bedroom One**

12' 11" x 11' 7" (3.93m x 3.53m)

### **Bedroom Two**

10' 9" x 10' 2" (3.27m x 3.10m)

### **Bedroom Three**

9' 8" x 7' 4" (2.94m x 2.23m)

### **Bedroom Four**

9' 11" x 6' 11" (3.02m x 2.11m)

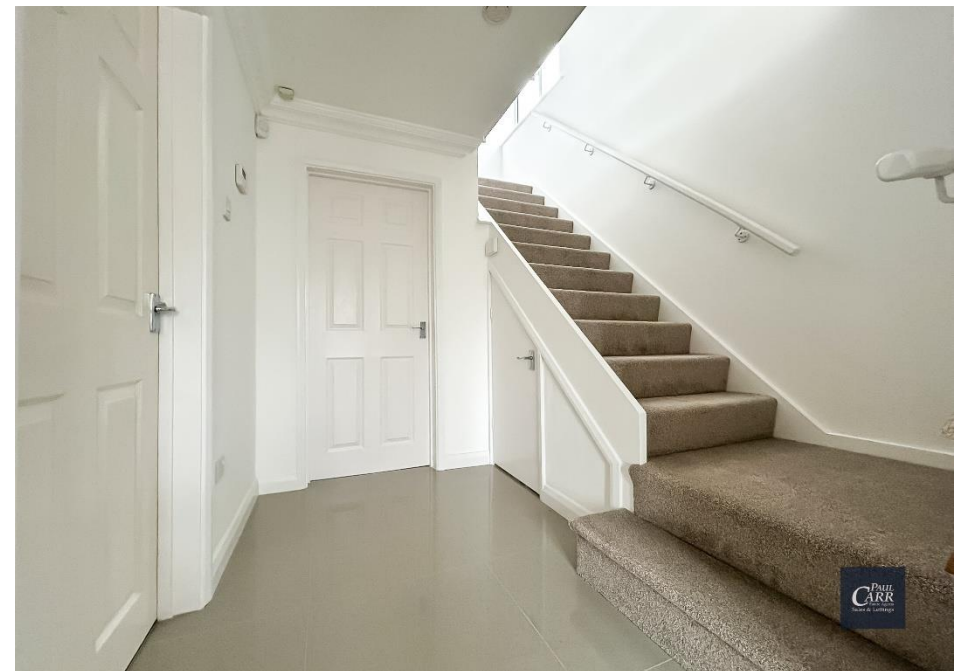
### **Bathroom**

10' 1" (max) x 5' 7" (3.07m x 1.70m)





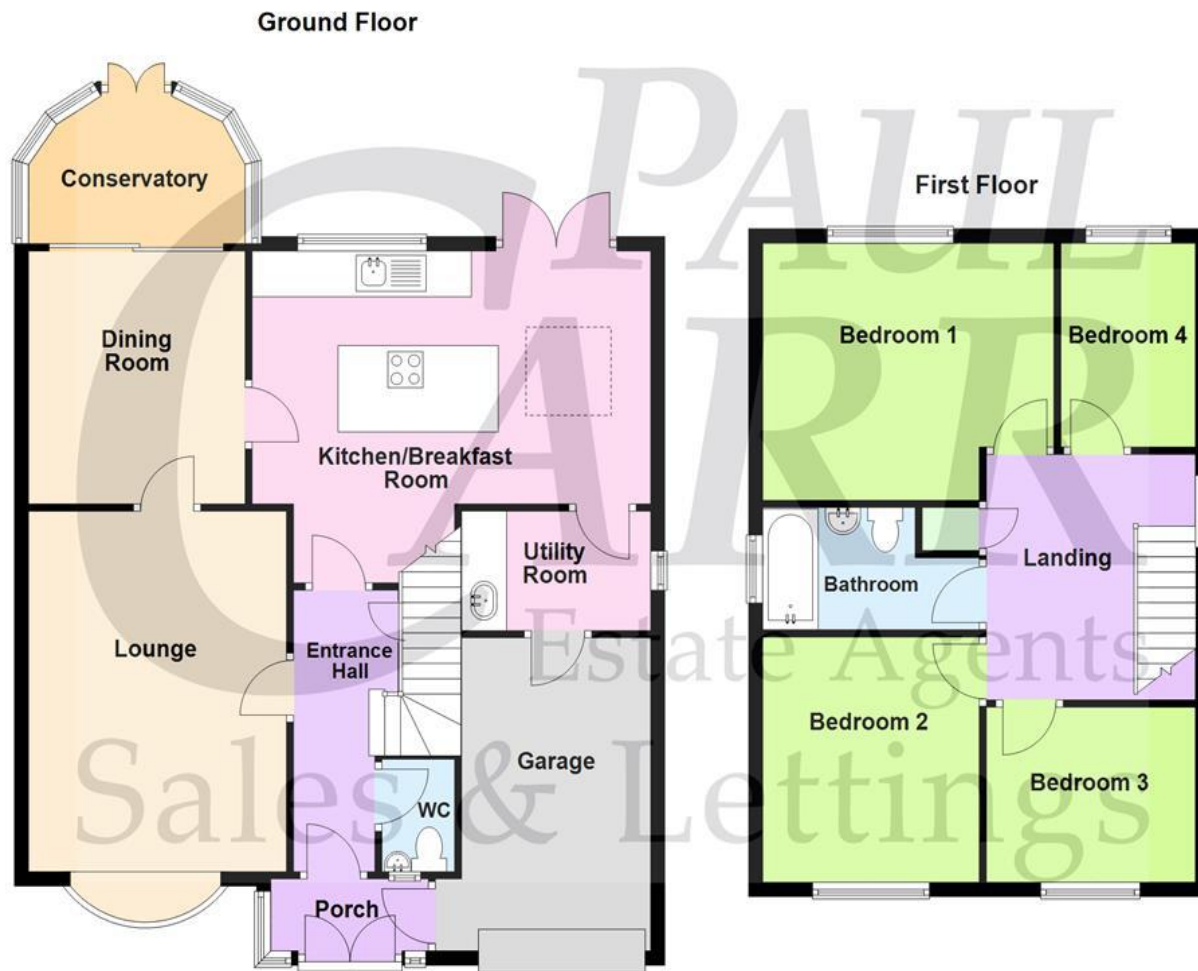






# Floor Plan

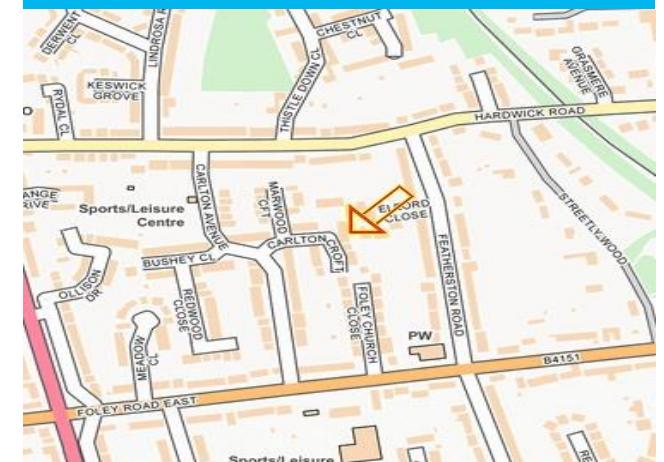
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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: 7th February 2025