



Gunstock Close, Streetly
Sutton Coldfield, B74 2DL

£260,000

Nestled in a highly desirable location, this beautifully maintained home offers convenient access to a selection of well-regarded schools for all ages. Excellent public transport links make it ideal for commuters, while the nearby Princess Alice Retail Park provides a variety of shopping and leisure facilities. The stunning 2,400-acre Sutton Park National Nature Reserve is also just a short distance away.

The property features off-road parking to the side and is entered through an enclosed porch, leading into a spacious formal lounge. A modern, stylish fitted kitchen flows seamlessly into a bright conservatory, creating an ideal space for dining or relaxing. Upstairs, you'll find two generously sized double bedrooms and a luxurious family bathroom.

Outside, the private rear garden includes a pathway leading to an additional outdoor entertaining area, perfect for gatherings or simply unwinding.

Homes of this size and standard in such a sought-after location rarely become available.

Early viewing is highly recommended to avoid missing out!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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 Porch

Lounge

14' 8" x 12' 6" (4.47m x 3.81m)

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m)

Conservatory

11' 0" x 9' 5" (3.35m x 2.87m)

First Floor Landing

Bedroom One

8' 3" x 10' 5" (to wardrobe) (2.51m x 3.17m)

Bedroom Two

7' 1" x 12' 6" (2.16m x 3.81m)

Bathroom

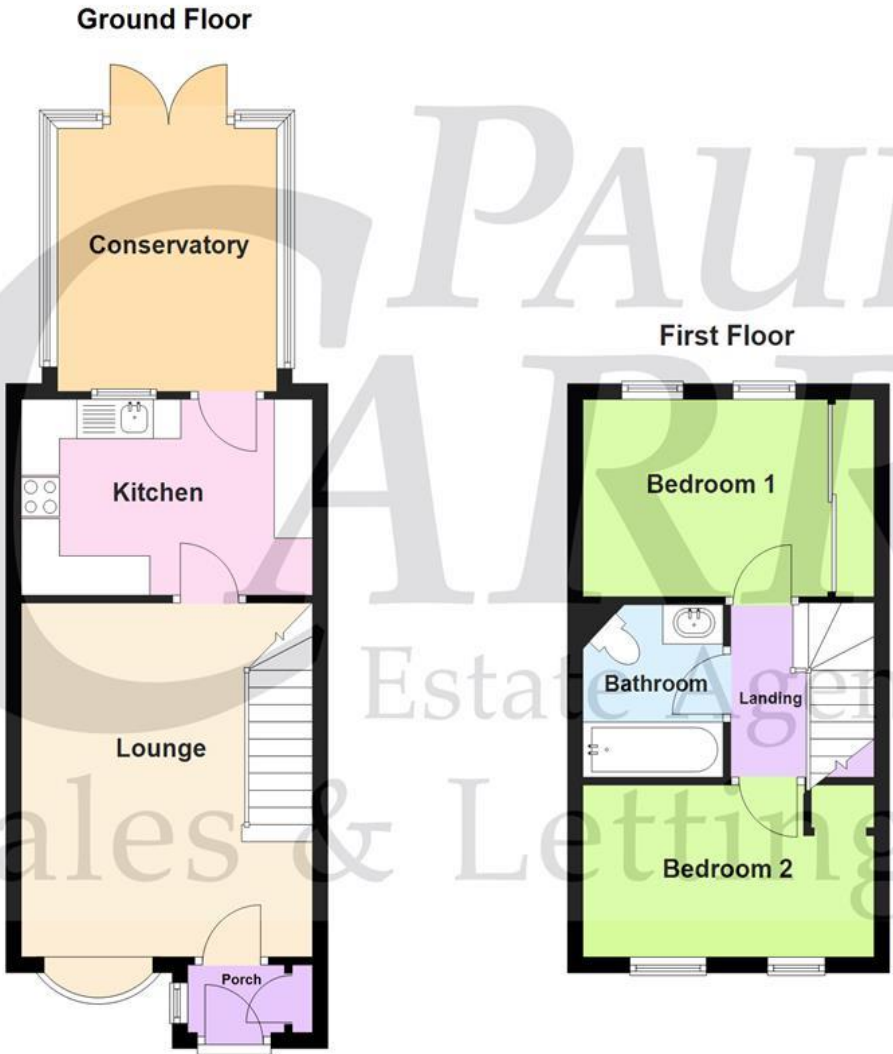
7' 3" x 6' 0" (2.21m x 1.83m)





Floor Plan

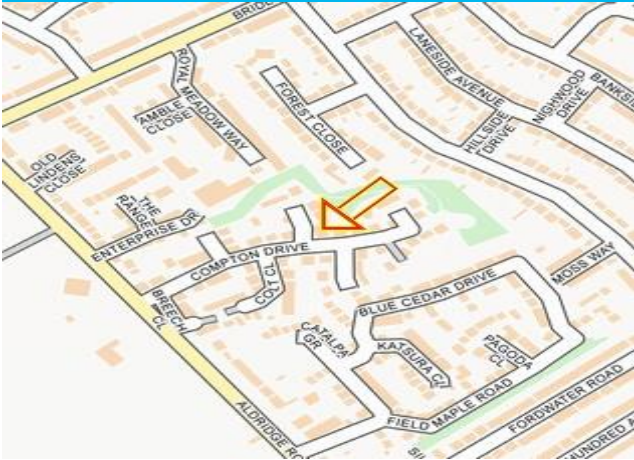
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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: 26th March 2025