



Carlton Avenue, Streetly  
Sutton Coldfield, B74 3JF

Offers in Excess of £765,000



Occupying an enviable position on the prestigious and highly sought-after Carlton Avenue in Streetly, this exceptional four-bedroom detached residence offers luxurious, spacious living perfectly designed for modern family life. Set behind an expansive block-paved driveway providing ample off-road parking for multiple vehicles, including additional parking/storage space having a garage with an electric door, the property immediately impresses with its attractive kerb appeal and elegant styling.

On entering, a welcoming entrance porch opens into a bright and refined hallway, setting the tone for the immaculate interiors beyond. To the rear, the breathtaking heart of the home is the show-stopping extended open-plan kitchen/dining/family room, an outstanding space tailor-made for entertaining and everyday living. Flooded with natural light from striking bi-fold doors and a large electric-powered Velux window overhead, this stunning area exudes space and style. The beautifully appointed kitchen features sleek, contemporary fittings, premium integrated appliances, luxurious karndean flooring, and underfloor heating for year-round comfort, all coming together to create an irresistible living hub. A separate, elegantly styled lounge provides an inviting retreat for relaxation, whilst the sophisticated formal dining room to the front of the property offers an ideal space for entertaining or could easily serve as a stylish home office. A practical ground floor WC and a spacious utility room complete the versatile ground floor layout.

The first floor boasts a bright and airy landing leading to four generously sized double bedrooms, all offering excellent proportions and versatility for family living. The spacious master bedroom is enhanced by a sleek, modern en-suite shower room, providing a private sanctuary. A well-appointed family bathroom and a separate WC complete the first-floor accommodation.

Outside, the private west-facing rear garden offers a tranquil haven perfect for family living and alfresco entertaining. Featuring a generous patio area ideal for outdoor dining, a lawned area for children to play, and attractive shrub and flower borders framed by secure fencing, it is a beautiful extension of the living space.

Internal viewing is highly recommended to fully appreciate the scale, design, and lifestyle this exclusive family home has to offer.

**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** 3' 4" x 9' 6" (1.02m x 2.89m)

**Entrance Hall** 12' 6" (max) x 10' 3" (max) (3.81m x 3.12m)

**Lounge** 17' 10" x 16' 3" (5.43m x 4.95m)

**Dining Room** 17' 5" x 10' 9" (5.30m x 3.27m)

**Open Plan Kitchen/Dining/Family Room**  
27' 5" (max) x 16' 1" (max) (8.35m x 4.90m)

**Utility Room** 11' 5" x 4' 5" (3.48m x 1.35m)

**WC** 4' 10" x 3' 4" (1.47m x 1.02m)

**Garage** 16' 4" x 9' 0" (4.97m x 2.74m)

**First Floor Landing** 12' 7" x 14' 7" (3.83m x 4.44m)

**Bedroom One** 17' 11" (max) x 14' 4" (max) (5.46m x 4.37m)

**En-Suite** 8' 5" x 4' 5" (2.56m x 1.35m)

**Bedroom Two** 10' 9" x 13' 11" (3.27m x 4.24m)

**Bedroom Three** 12' 11" x 9' 1" (3.93m x 2.77m)

**Bedroom Four** 11' 11" x 8' 0" (3.63m x 2.44m)

**Family Bathroom** 11' 10" (max) x 8' 4" (max) (3.60m x 2.54m)

**WC** 5' 7" x 2' 6" (1.70m x 0.76m)











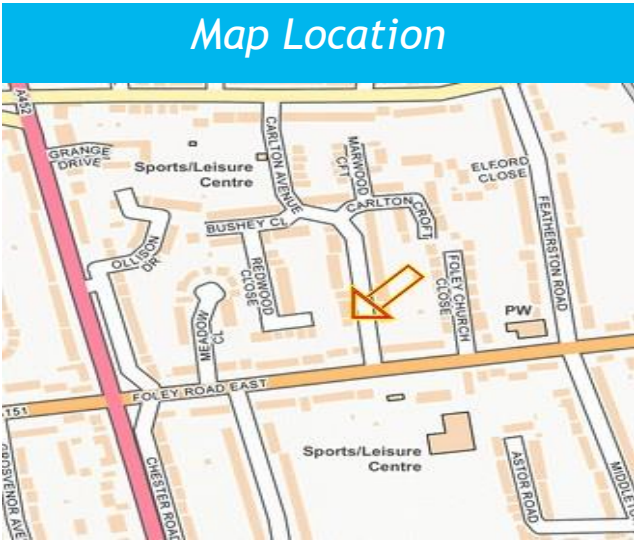


# Floor Plan

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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



















### 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: 10th April 2025