



Bridle Lane, Streetly
Sutton Coldfield, B74 3QE

Offers in the Region Of £465,000

Paul Carr Estate Agents are proud to present this beautifully presented and substantially extended five-bedroom semi-detached family home, perfectly located in the highly desirable area of Streetly. Offering excellent access to well-regarded local schools (subject to catchment verification), transport links, and a wide range of amenities, this home is ideally suited for growing families.

Set back from the road behind low-level boundaries, the property features a generous multi-vehicle driveway leading to the front entrance.

Upon entering, you are welcomed by a spacious and impressive hallway that provides access to the main reception areas.

These include a warm and bright reception room/dining room, a cosy sitting room, and a generous lounge which flows seamlessly into a charming conservatory.

The conservatory offers stunning views over the rear garden and opens directly onto the outdoor space, creating a bright and airy atmosphere ideal for relaxation and entertaining.

The modern kitchen is beautifully fitted with a comprehensive range of wall, drawer, and base units, complete with stylish work surfaces and a sink unit with drainer and mixer tap. A large rear-facing window allows plenty of natural light, while a door leads conveniently into a separate utility room. The utility space is practical and well-equipped, offering plumbing for a washing machine, room for additional white goods, and extra worktop space.

Completing the ground floor is a convenient guest WC.

The garage can be accessed through the ground floor WC or from the front driveway and is currently used as storage but could be converted to make an additional room.

Upstairs, the property has been thoughtfully extended to provide five well-proportioned bedrooms. The master bedroom is particularly impressive, benefitting from a dedicated dressing area and a well-appointed en-suite shower room. The en-suite features a low-flush WC, vanity unit wash basin, a shower cubicle with complementary tiling, and stylish feature glass bricks. Bedrooms three and four could potentially be used as a dressing room or home office.

A modern family bathroom, complete with a white three-piece suite including bath, pedestal basin, and WC, serves the remaining bedrooms.

In addition, the loft is insulated and boarded with a velux window.

Outside, the rear garden is a true family haven. It features a decked patio area, a well-maintained lawn, and mature plants and shrubs that provide both beauty and privacy.

The property also includes a versatile and useful garden room which is insulated and benefits from electric supply.

Internal viewing is essential to fully appreciate the generous space, high-quality finish, and fantastic location that this versatile and wonderful family home has to offer.

Tenure: We can confirm the property is Freehold

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

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

Dining Room 12' 5" into bay x 11' 11" (3.78m x 3.63m)

Sitting Room 7' 8" x 5' 9" (2.34m x 1.75m)

Lounge 11' 1" x 10' 7" (3.38m x 3.22m)

Conservatory 11' 1" max x 9' 8" max (3.38m x 2.94m)

Fitted Kitchen 14' 8" max x 9' 7" max (4.47m x 2.92m)

Utility Room 7' 5" x 6' 1" (2.26m x 1.85m)

Guest wc 6' 1" x 2' 3" (1.85m x 0.69m)

First Floor Accommodation

Master Bedroom 16' 4" max x 8' 9" max (4.97m x 2.66m)

En-suite Shower Room 6' 8" x 5' 8" (2.03m x 1.73m)

Bedroom Two 12' 2" into bay x 10' 3" (3.71m x 3.12m)

Bedroom Three 10' 9" x 8' 7" to fitted wardrobes (3.27m x 2.61m)

Bedroom Four 8' 0" x 6' 3" (2.44m x 1.90m)

Bedroom Five 7' 7" x 6' 9" (2.31m x 2.06m)

Family Bathroom 7' 5" max x 6' 0" max (2.26m x 1.83m)

Outside

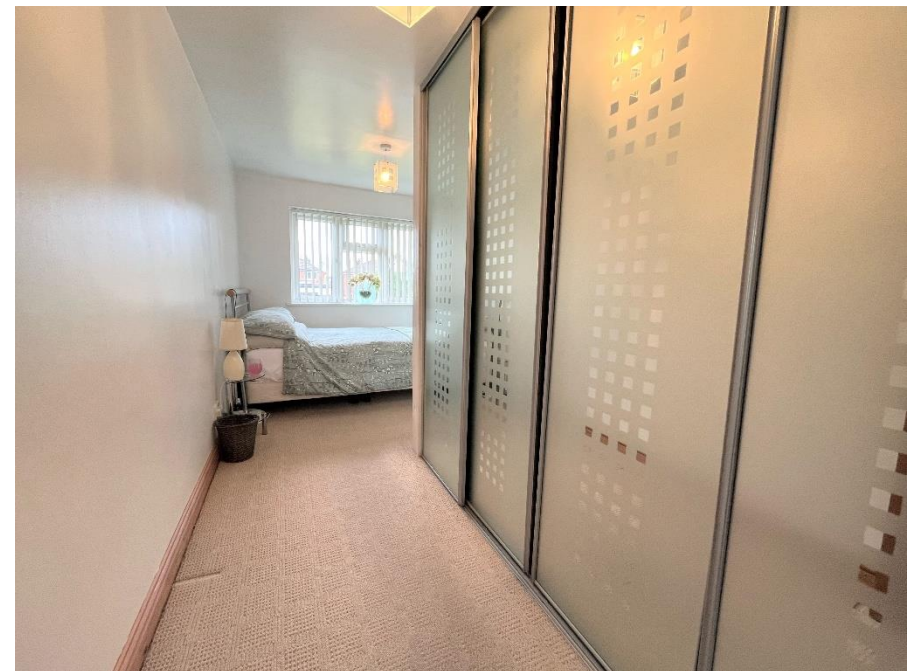
Garage 12' 11" x 6' 4" (3.93m x 1.93m)

Garden Room 18' 10" x 7' 6" (5.74m x 2.28m)



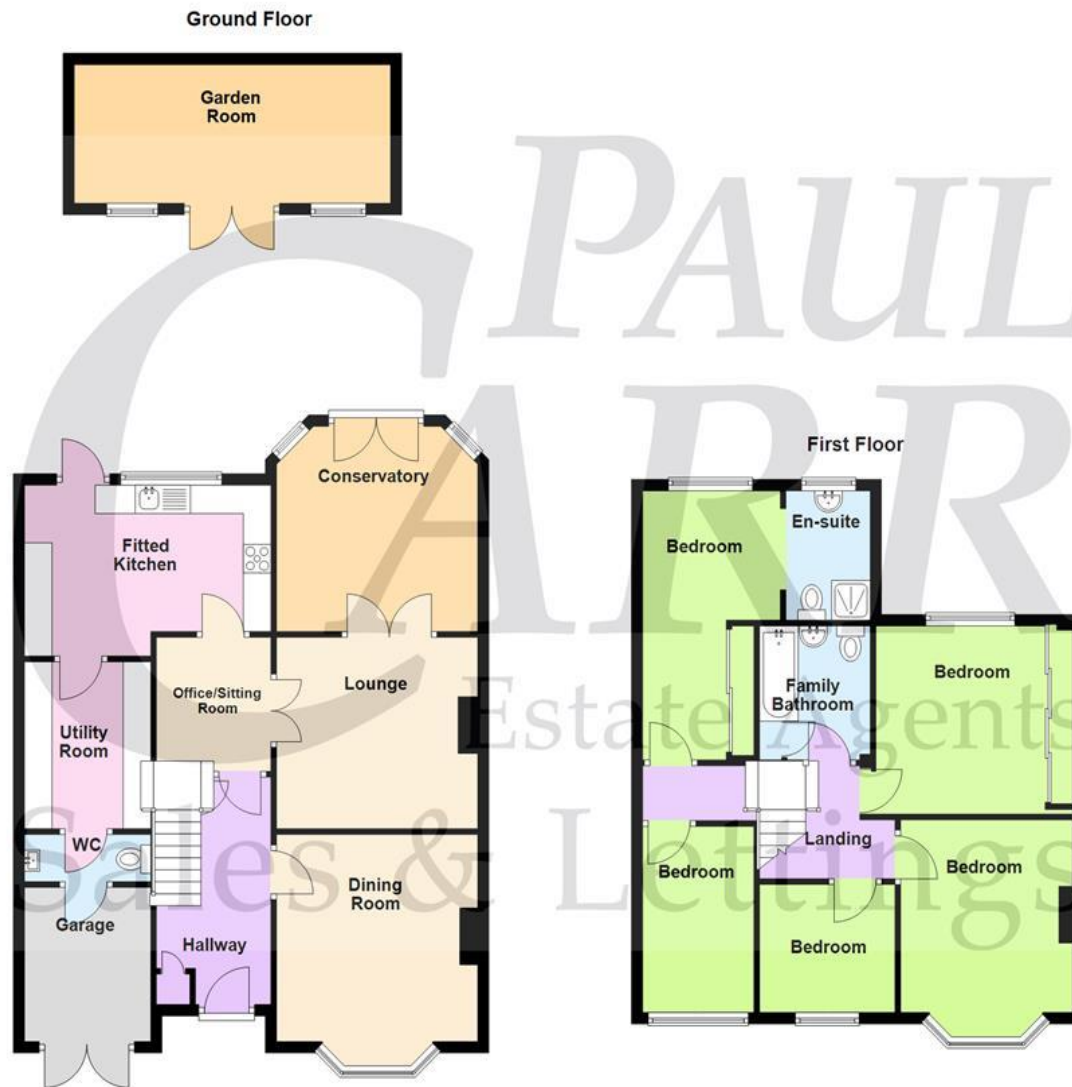






Floor Plan

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	64 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 April 2025