



Brabham Crescent, Streetly  
Sutton Coldfield, B74 2BW

**£330,000**



**\*\* A SEMI-DETACHED FAMILY HOME, WITH THREE DOUBLE BEDROOMS,  
A SOUTHEAST FACING REAR GARDEN AND BEING SOLD WITH NO UPWARDS CHAIN \*\***

This well-presented three-bedroom semi-detached family home is ideally located on the sought-after Brabham Crescent in Streetly and is offered with no upward chain. Perfectly positioned for family living, the property lies within close proximity to reputable local schools and enjoys delightful rear views over Lindens School playing fields. Residents will also appreciate the convenience of excellent public transport links, a variety of popular pubs, bars and restaurants, and the picturesque Sutton Park – a 2,400-acre National Nature Reserve – just a short distance away.

The property is approached via a block-paved driveway providing off-road parking for multiple vehicles and access to the garage. Inside, the accommodation includes an entrance porch leading into a welcoming dining room and an inner hallway. The spacious lounge enjoys views over the rear garden, while the kitchen offers a practical space with potential for further enhancement. Upstairs, the first floor landing gives access to three generous double bedrooms along with a family bathroom and a separate WC.

The south-east facing rear garden is a beautiful feature of the home, capturing plenty of sunlight throughout the day. Designed for low maintenance, it includes a patio area, a lawned section and secure fenced borders.

While the property would benefit from some updating and modernisation, it remains in excellent condition and has clearly been a much-loved family home for many years.

Internal viewing is highly recommended to fully appreciate the size, location and potential of this superb family property.

**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](mailto:Streetly@paulcarrestateagents.co.uk)**







## Accommodation

### **Entrance Porch**

5' 3" x 2' 11" (1.60m x 0.89m)

### **Dining Room**

14' 5" x 12' 4" (4.39m x 3.76m)

### **Inner Hall**

6' 7" x 3' 3" (2.01m x 0.99m)

### **Lounge**

14' 3" x 11' 9" (4.34m x 3.58m)

### **Kitchen**

12' 10" x 8' 5" (3.91m x 2.56m)

### **WC**

4' 0" x 2' 11" (1.22m x 0.89m)

### **Garage**

17' 3" x 8' 0" (5.25m x 2.44m)

### **First Floor Landing**

11' 10" x 6' 2" (3.60m x 1.88m)

### **Bedroom One**

13' 8" x 10' 6" (4.16m x 3.20m)

### **Bedroom Two**

11' 11" x 9' 5" (3.63m x 2.87m)

### **Bedroom Three**

12' 1" x 8' 5" (3.68m x 2.56m)

### **Bathroom**

8' 5" x 6' 11" (2.56m x 2.11m)

### **WC**







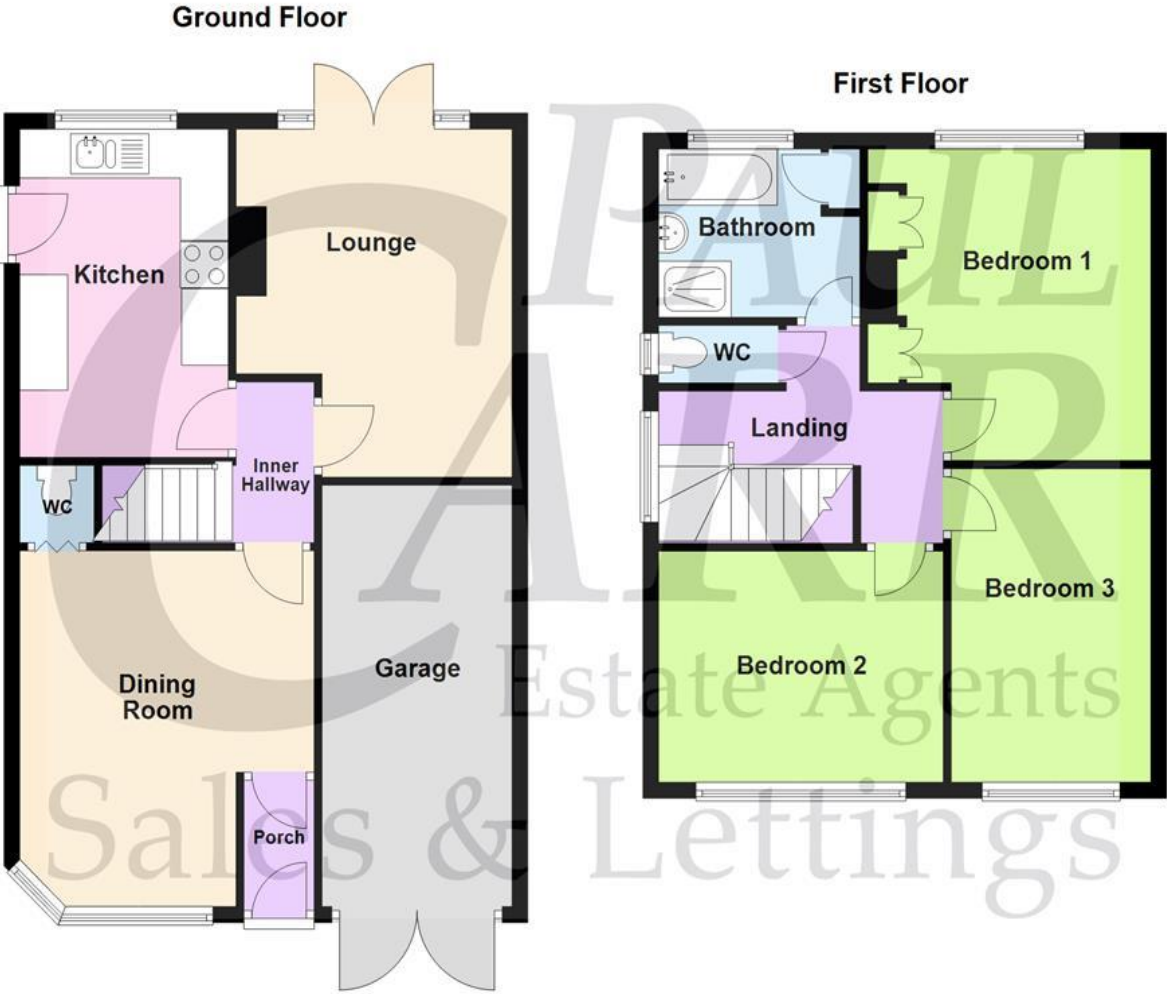






# Floor Plan

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



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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy Rating	Current	Potential
NEW INSTRUCTION AWAITING ENERGY PERFORMANCE CERTIFICATE			
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: 11th August 2025