



Whitethorn Crescent, Streetly,  
Sutton Coldfield, B74 3SA

**Offers Over £345,000**

An excellent opportunity to acquire this spacious and beautifully presented three-bedroom family home.

Ideally situated in a sought-after location, the property offers convenient access to popular local schools (subject to catchment verification), amenities, and transport links.

Set back from the road, the home benefits from a block-paved driveway leading to the front entrance.

Upon entering, a welcoming hallway opens via double doors into a generous lounge, which seamlessly flows into the open-plan dining area—perfect for modern family living. The extended breakfast kitchen is a standout feature, fitted with a range of matching wall, drawer, and base units, complemented by work surfaces incorporating a sink with drainer and mixer tap. Integrated appliances include an oven, hob, and extractor fan, with additional space for white goods and a practical breakfast bar for casual dining.

To the rear, a spacious conservatory offers views over the garden and provides an ideal space for relaxing or entertaining.

Completing the ground floor is a versatile reception room, suitable for use as a fourth bedroom, home office, or playroom.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, comprising a low flush WC, hand wash basin, and a bath with overhead shower, all finished with complementary tiling.

Externally, the rear garden is family-friendly—mainly laid to lawn and enclosed for privacy. Viewing is highly recommended to fully appreciate the space, layout, and quality of accommodation on offer.

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)



### **Ground Floor Accommodation**

Entrance Hall

Lounge 13' 6" max x 12' 4" max  
(4.11m x 3.76m)

Dining Area 10' 4" max x 8' 2" max  
(3.15m x 2.49m)

Extended Breakfast Kitchen 14' 5" max x 10' 4" max  
(4.39m x 3.15m)

Conservatory 21' 7" x 9' 0"  
(6.57m x 2.74m)

Study/Multi-Use Room 10' 3" x 6' 2"  
(3.12m x 1.88m)

Guest WC 6' 2" x 3' 3"  
(1.88m x 0.99m)

### **First Floor Accommodation**

Bedroom One 12' 9" x 9' 3"  
(3.88m x 2.82m)

Bedroom Two 9' 1" x 9' 3"  
(2.77m x 2.82m)

Bedroom Three 10' 3" max x 6' 2"  
(3.12m x 1.88m)

Bathroom 6' 2" x 5' 4"  
(1.88m x 1.62m)

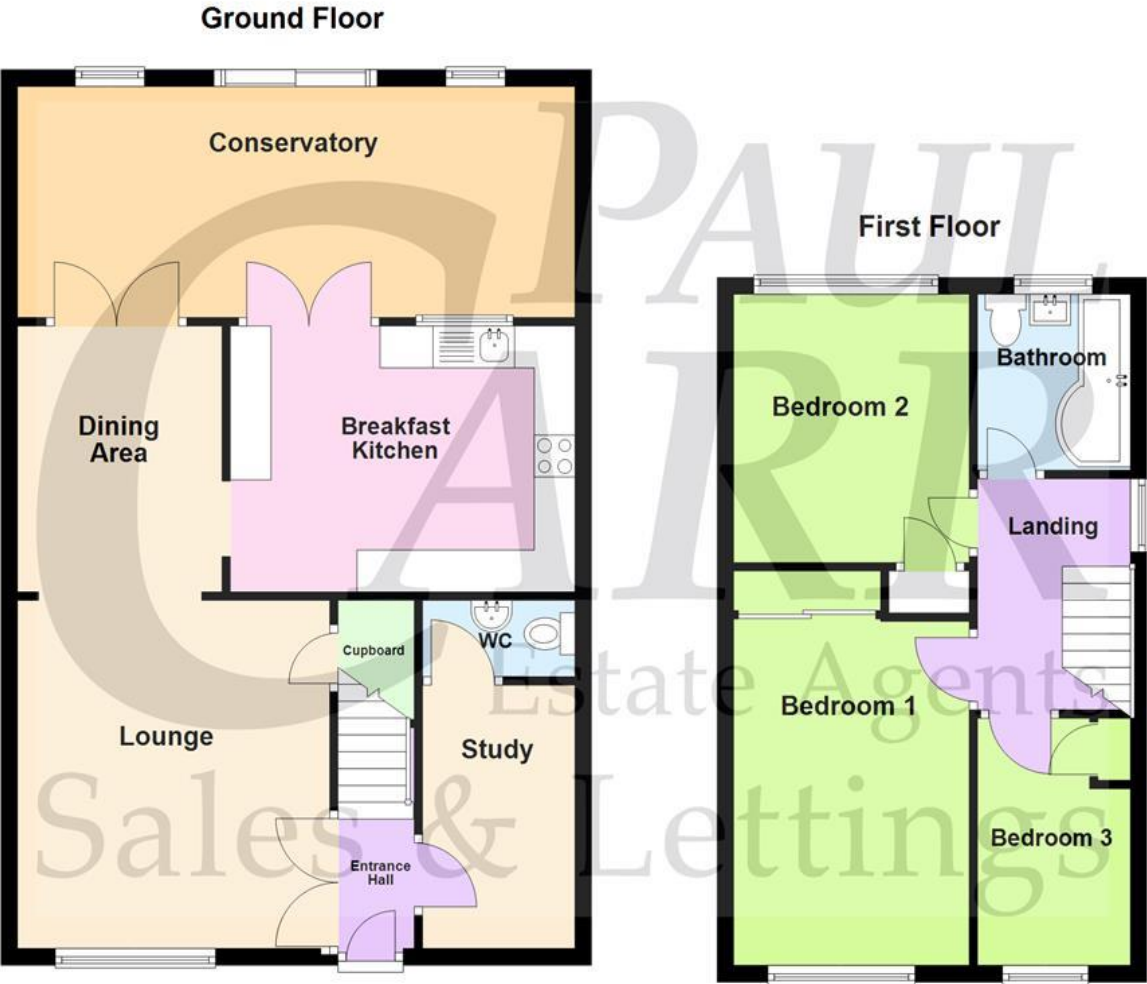






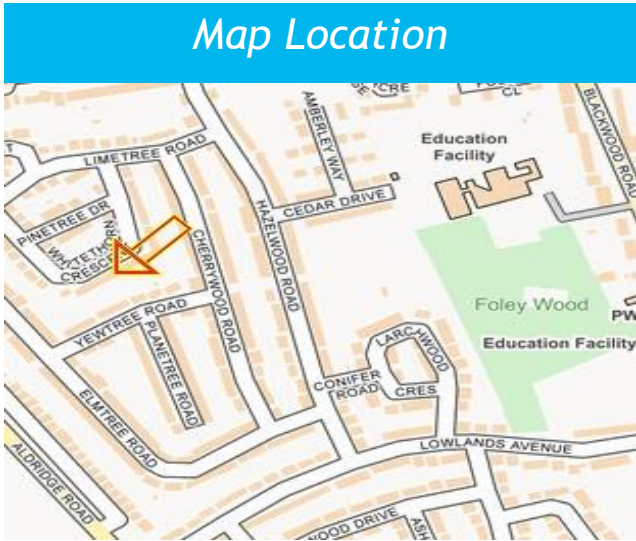
# Floor Plan

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
92+	A		
81-91	B		84 B
69-80	C	71 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: 15<sup>th</sup> September 2025