



Magnum Close, Streetly,
Sutton Coldfield, B74 2DN

Offers Over £260,000

Nestled discreetly back from the road in one of Streetly's most sought after location, this well presented home enjoys a prime position close to well-regarded local schools (catchment areas should be confirmed), a range of amenities including popular pubs and restaurants, and excellent transport links.

Approached via a private driveway and lawned fore garden, the property opens into a welcoming and spacious lounge diner. This impressive reception area immediately sets the tone for the rest of the home, offering an abundance of natural light and generous living space.

Stairs lead to the first floor, while a door provides access to the thoughtfully designed breakfast kitchen. The kitchen enjoys charming views over the rear garden and features a range of wall and base units with complementary work surfaces, space for a free standing cooker, along with space for additional appliances.

Upstairs, the property offers two well-proportioned double bedrooms and a bathroom fitted with a three-piece suite including low-flush WC, hand wash basin, and a bath with shower over.

To the rear, the private garden is mainly laid to lawn with a paved patio area—ideal for outdoor entertaining and al fresco dining.

Early viewing is highly recommended to fully appreciate all that this delightful home has to 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



Ground Floor Accommodation

Lounge Diner
14' 6" x 12' 5" (4.42m x 3.78m)

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

First Floor Accommodation

Bedroom One
12' 6" x 8' 3" (3.81m x 2.51m)

Bedroom Two
12' 6" x 6' 9" (3.81m x 2.06m)

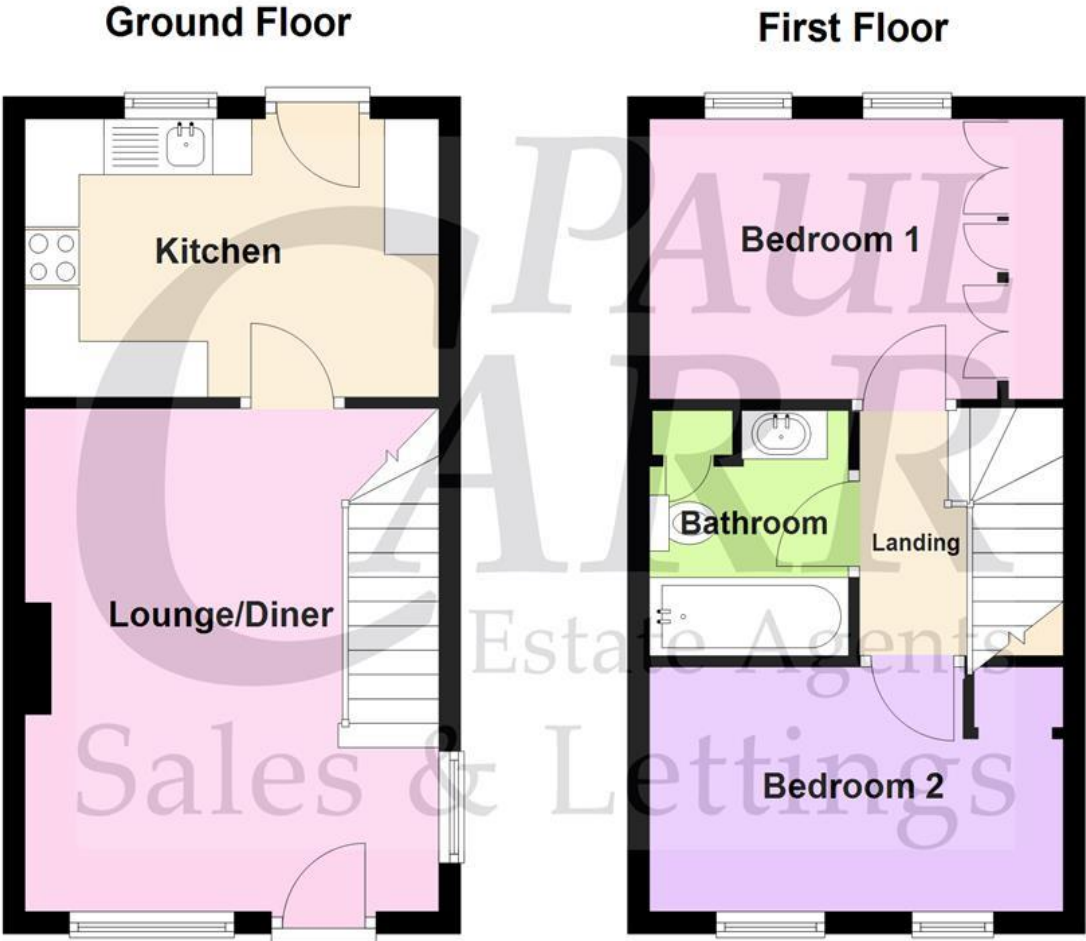
Bathroom
6' 2" x 7' 3" (1.88m x 2.21m)





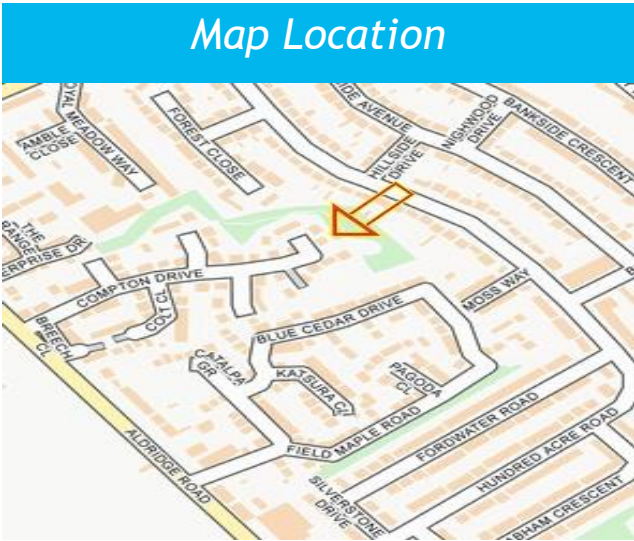
Floor Plan

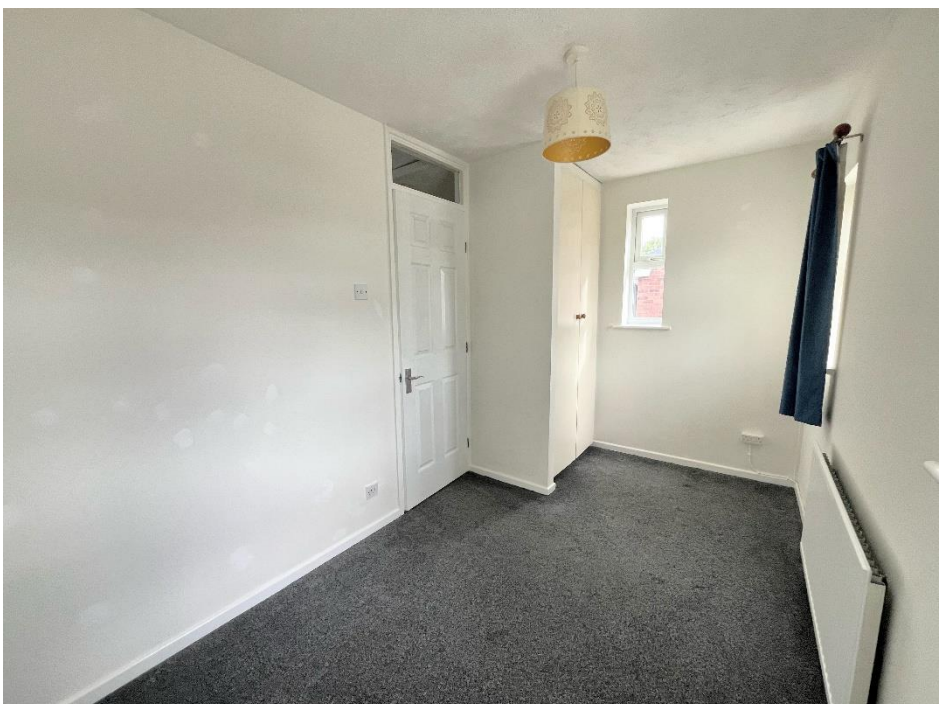
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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: 26th September 2025