



Bridle Lane, Streetly
Sutton Coldfield, B74 3QT

Guide Price £270,000

***** A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME, BEING SOLD WITH NO UPWARDS CHAIN *****

Nestled on the sought-after Bridle Lane in Streetly, this well-presented three-bedroom semi-detached family home offers an ideal blend of modern living and convenience. Perfectly positioned within close proximity to highly regarded local schools, excellent public transport links, everyday amenities, and the ever-popular Sutton Park, the property provides a superb setting for family life.

Set back from the road, the home is approached via a generous driveway providing off-road parking for multiple vehicles. Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, beautifully enhanced by a feature bioethanol fireplace. To the rear, an extended open-plan kitchen and breakfast room creates a fantastic social space, complete with patio doors opening directly onto the garden. A ground-floor WC, conveniently located off the entrance hall, completes the downstairs accommodation.

The first floor has been thoughtfully reconfigured by the previous owners to maximise space, now offering three well-proportioned bedrooms. Two are comfortable doubles, while the third provides a cosy single room ideal for a child, guest, or home office.

A modern fitted shower room serves the floor. Externally, the property boasts a larger-than-average rear garden, featuring a decked area perfect for outdoor seating and entertaining, along with an extensive lawn bordered by fencing for privacy and security.

The home is offered for sale with no onward chain, and internal viewing is highly recommended to fully appreciate the quality and space 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



Accommodation

Entrance Hall

5' 5" x 6' 6" (1.65m x 1.98m)

Lounge

18' 2" (max) x 14' 8" (max) (5.53m x 4.47m)

Kitchen/Breakfast Room

17' 11" x 11' 6" (5.46m x 3.50m)

Ground Floor WC

5' 4" x 2' 5" (1.62m x 0.74m)

First Floor Landing

Bedroom One

11' 4" (max) x 10' 7" (3.45m x 3.22m)

Bedroom Two

10' 7" x 8' 7" (3.22m x 2.61m)

Bedroom Three

7' 3" x 6' 0" (2.21m x 1.83m)

Shower Room

6' 8" x 7' 2" (2.03m x 2.18m)

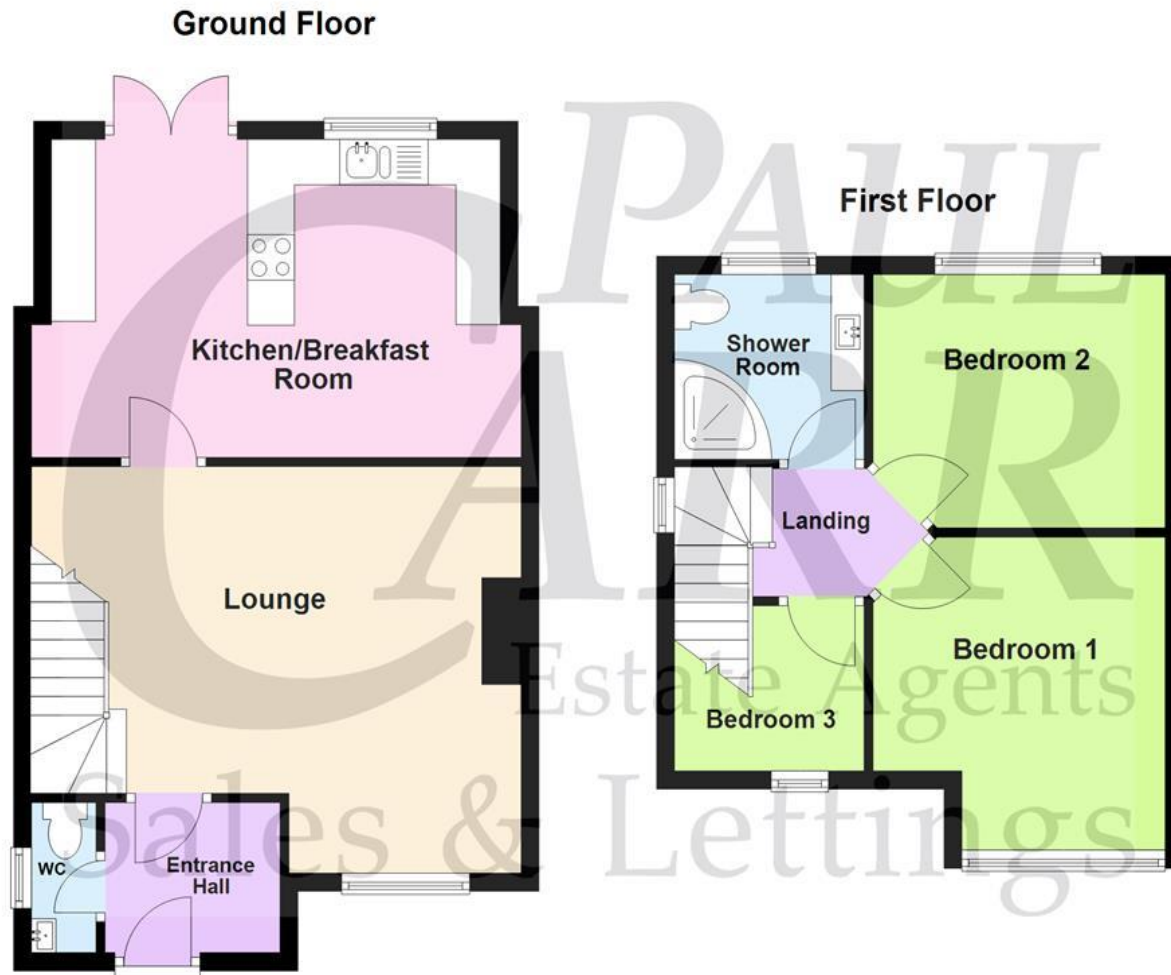






Floor Plan

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

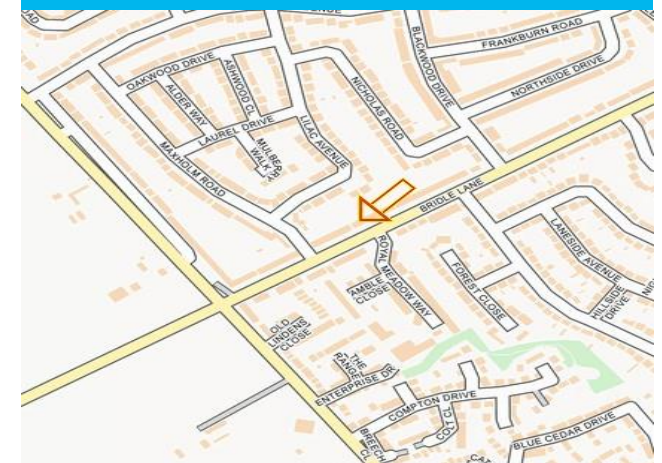


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 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: 3rd November 2025