



Brabham Crescent, Streetly
Sutton Coldfield, B74 2BN

£360,000

***** A SPACIOUS FAMILY HOME WITH THREE DOUBLE BEDROOMS, MODERN UPGRADES AND SITUATED IN A SOUGHT-AFTER STREETLY LOCATION *****

Paul Carr estate agents are delighted to bring to the market for sale this beautifully presented three-bedroom semi-detached family home, ideally situated on the ever-popular Brabham Crescent in Streetly. Perfectly positioned within close proximity to highly regarded local schools, excellent public transport links, and a range of local amenities, this property offers both convenience and an exceptional standard of modern family living.

Upon approach, the home features a welcoming porch leading into a bright and inviting entrance hall. The ground floor has been thoughtfully enhanced with the conversion of the original garage, now providing a versatile home office/study and a separate laundry room, maximising practical space for a busy household. To the rear, the property boasts a spacious open-plan lounge and dining area, enjoying views over the private rear garden, an ideal setting for relaxing or entertaining. A modern fitted kitchen and a convenient ground floor WC further complement the well-designed layout.

The first floor offers a light-filled landing leading to three generously sized double bedrooms. The luxury family bathroom is a standout feature, complete with a stylish fitted suite including a bath with a cleverly integrated TV, a separate shower cubicle, wash hand basin, and a heated towel radiator. An additional separate WC with wash hand basin completes the upper floor.

Externally, the home benefits from a driveway providing off-road parking and gated side access to the rear. The rear garden is private, low maintenance, and thoughtfully arranged with a patio area, lawn, and secure fenced boundaries.

Internal viewing is highly recommended to fully appreciate the quality, space, and superb location of this wonderful family home.

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 Porch

11' 11" x 4' 6" (max) (3.63m x 1.37m)

Entrance Hall

9' 9" x 6' 8" (max) (2.97m x 2.03m)

Lounge/Dining Room

21' 9" x 20' 7" (max) (6.62m x 6.27m)

Kitchen

12' 0" x 7' 11" (3.65m x 2.41m)

Home Office

10' 8" x 8' 3" (3.25m x 2.51m)

Laundry Room

6' 8" x 5' 1" (2.03m x 1.55m)

Ground Floor WC

5' 2" x 3' 4" (1.57m x 1.02m)

First Floor Landing

Bedroom One

12' 0" x 10' 0" (3.65m x 3.05m)

Bedroom Two

12' 2" x 8' 1" (3.71m x 2.46m)

Bedroom Three

10' 0" x 8' 6" (max) (3.05m x 2.59m)

Family Bathroom

9' 0" x 5' 1" (2.74m x 1.55m)

First Floor WC

5' 3" x 2' 9" (1.60m x 0.84m)

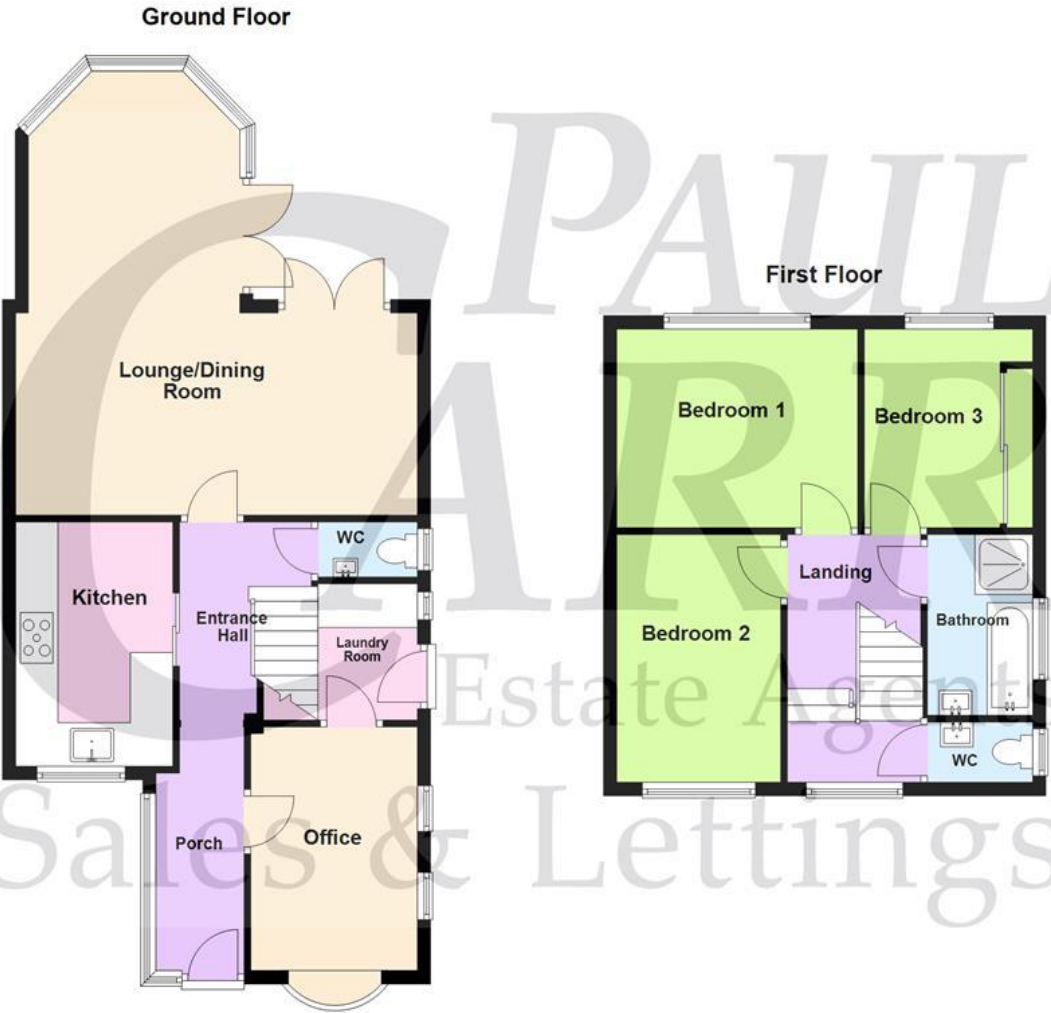






Floor Plan

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		70 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: 5th November 2025