



Carlton Croft, Streetly
Sutton Coldfield, B74 3JT

£625,000

**** EXTENDED FIVE BEDROOM DETACHED FAMILY HOME ** CORNER PLOT ** SOUGHT-AFTER STREETLY LOCATION ****

Situated on the ever-popular Carlton Croft in Streetly, this extended five bedroom detached family home occupies an enviable corner plot and offers generous, versatile accommodation ideal for growing families. Set back behind a substantial driveway and front garden, the property also benefits from a tandem garage, providing excellent off-road parking and storage.

The home is well presented throughout, offering a fantastic opportunity for buyers to personalise while enjoying the space and layout already on offer, with potential to further extend subject to relevant planning permissions. Internally, the accommodation begins with a porch featuring a useful cloak cupboard, leading into a welcoming entrance hall with access to a guest WC. The heart of the home is the spacious through lounge/dining room, where windows to the front and side, along with sliding doors to the rear garden, allow an abundance of natural light to flood the space. The property further benefits from a fitted kitchen/breakfast room, complemented by a separate utility room, and the original garage has been thoughtfully converted to provide an additional reception room, ideal as a family room, home office or playroom.

To the first floor is a generous landing leading to five bedrooms. Three are comfortable double rooms, including the principal bedroom with an en-suite shower room, while two further well-proportioned single bedrooms are served by a family bathroom.

Outside, the beautifully presented rear garden has been landscaped to include a patio seating area and a neatly laid lawn, with access to the garage and secure fenced boundaries, creating a private and enjoyable outdoor space.

Located in a highly sought-after area, the property is within close proximity to reputable local schools, a range of amenities and excellent public transport links. This impressive family home truly deserves a place at the top of your viewing list.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F 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 6' 3" x 2' 8" (1.90m x 0.81m)

Entrance Hall 12' 10" x 7' 7" (3.91m x 2.31m)

Lounge/Dining Area 28' 5" (max) x 12' 1" (max) (8.65m x 3.68m)

Kitchen 15' 0" x 9' 5" (4.57m x 2.87m)

Reception Room 17' 4" x 8' 9" (5.28m x 2.66m)

Utility Room 9' 4" x 8' 10" (2.84m x 2.69m)

Ground Floor WC

Garage 27' 7" x 9' 8" (8.40m x 2.94m)

First Floor Landing

Bedroom One 16' 9" x 8' 10" (5.10m x 2.69m)

En-Suite 6' 10" x 8' 9" (2.08m x 2.66m)

Bedroom Two 12' 11" x 11' 6" (3.93m x 3.50m)

Bedroom Three 10' 1" x 10' 8" (3.07m x 3.25m)

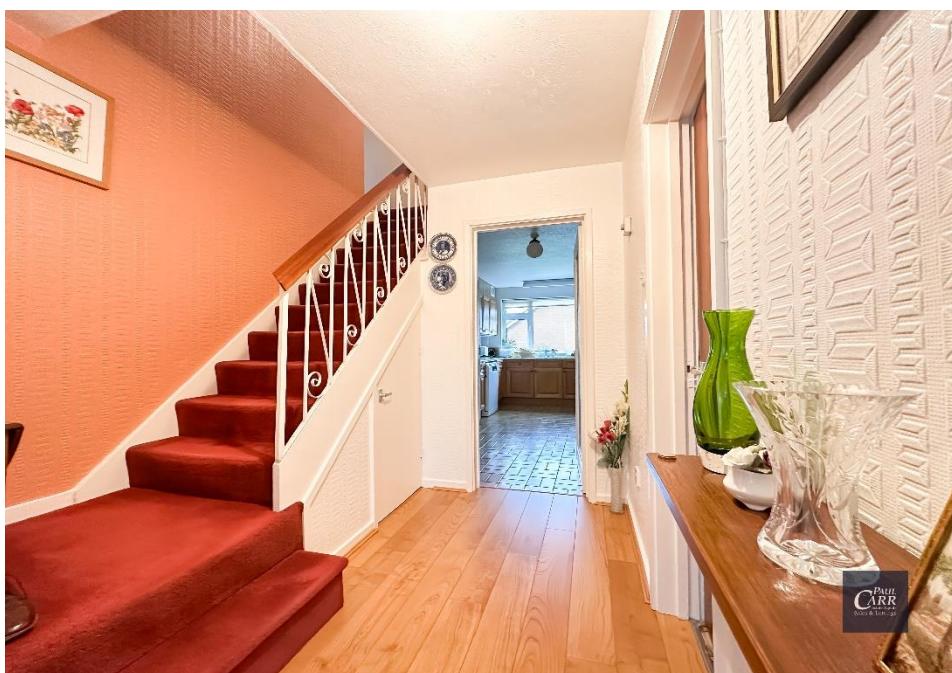
Bedroom Four 9' 8" x 7' 4" (2.94m x 2.23m)

Bedroom Five 9' 10" x 6' 11" (2.99m x 2.11m)

Bathroom 10' 1" x 5' 6" (3.07m x 1.68m)







Floor Plan

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

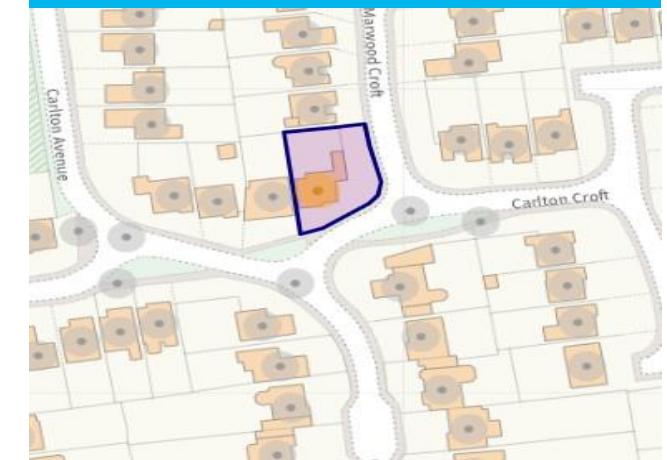


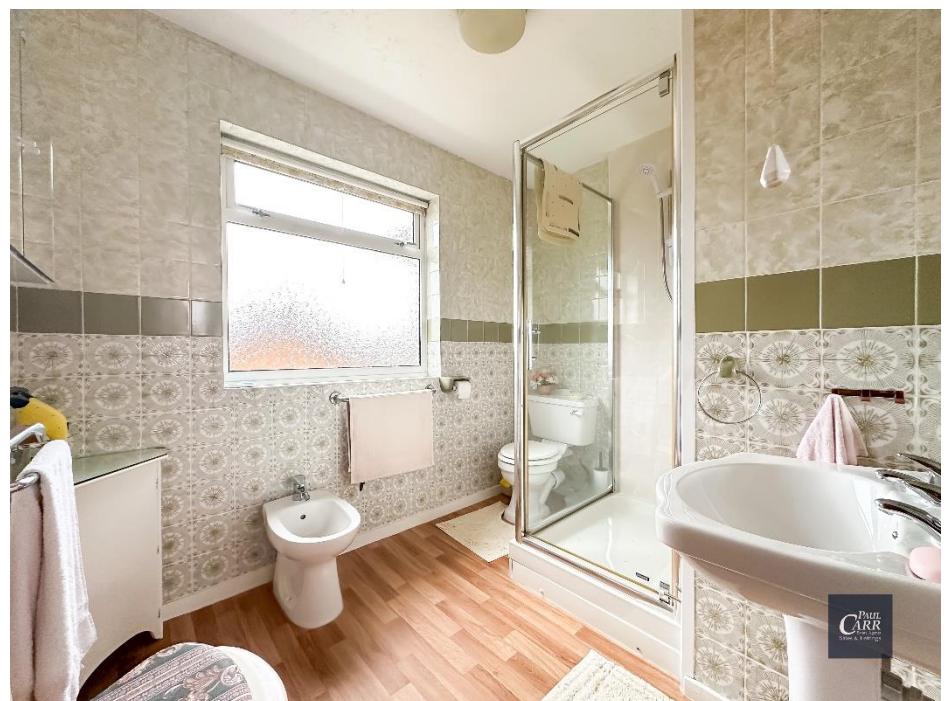
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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: 15th January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.