



Carlton Avenue, Streetly
Sutton Coldfield, B74 3JF

£750,000

Paul Carr Estate Agents are delighted to introduce this exceptional four-bedroom detached family home, situated on one of Streetly's most sought-after roads. From the moment you arrive, its striking kerb appeal, expansive driveway, and beautifully landscaped front garden set the tone for what lies within.

Step through the welcoming porch into a bright and spacious entrance hall that flows effortlessly through the home. The elegant front reception room, bathed in natural light from its bay window, offers a warm and inviting atmosphere. To the rear, a generously sized lounge provides the perfect setting for relaxation and entertaining, while the stylish, contemporary kitchen seamlessly connects to a charming conservatory, ideal for enjoying views of the private garden. Completing the ground floor is a versatile side utility room/home office and a convenient downstairs WC.

Ascending to the first floor, an impressive landing leads to four well-proportioned bedrooms, one of which boasts its own WC. The luxurious four-piece family bathroom exudes sophistication, featuring underfloor heating for added comfort. Additional highlights include recently upgraded double glazing and thoughtful modern touches throughout.

Outside, the beautifully maintained rear garden offers a tranquil retreat, featuring a sun-soaked patio, lush lawn, and mature trees, shrubs, and plants, perfect for alfresco dining or unwinding in total privacy.

This is more than just a house, it's a home designed for elegant living.

Early viewing is highly recommended to fully appreciate its charm and exclusivity!

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



Ground Floor Accommodation

Porch 2' 9" x 9' 5" (0.84m x 2.87m)

Entrance Hall 12' 6" (max) x 10' 4" (max) (3.81m x 3.15m)

Lounge 19' 11" x 16' 4" (6.07m x 4.97m)

Reception Room 17' 0" (into bay) x 12' 11" (5.18m x 3.93m)

Kitchen/Breakfast Room 10' 6" x 16' 6" (3.20m x 5.03m)

Conservatory 11' 3" x 8' 8" (3.43m x 2.64m)

Utility Room/Home Office 22' 11" x 5' 5" (6.98m x 1.65m)

WC 3' 5" x 4' 7" (1.04m x 1.40m)

Garage 16' 11" x 8' 11" (5.15m x 2.72m)

First Floor Accommodation

First Floor Landing 14' 4" (max) x 12' 10" (max) (4.37m x 3.91m)

Bedroom One 17' 0" (into bay) x 10' 8" (to wardrobe) (5.18m x 3.25m)

Bedroom Two 10' 11" (max) x 16' 4" (3.32m x 4.97m)

Bedroom Three 12' 11" x 8' 11" (3.93m x 2.72m)

WC 5' 3" x 2' 4" (1.60m x 0.71m)

Bedroom Four 10' 11" x 7' 6" (3.32m x 2.28m)

Luxury Family Bathroom 10' 4" x 8' 4" (3.15m x 2.54m)

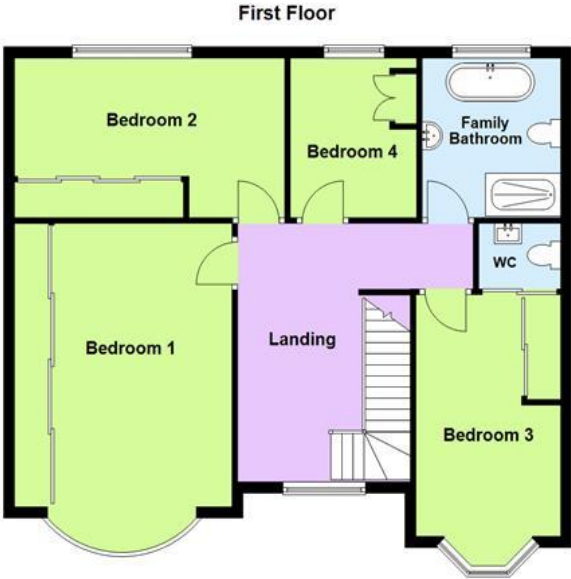
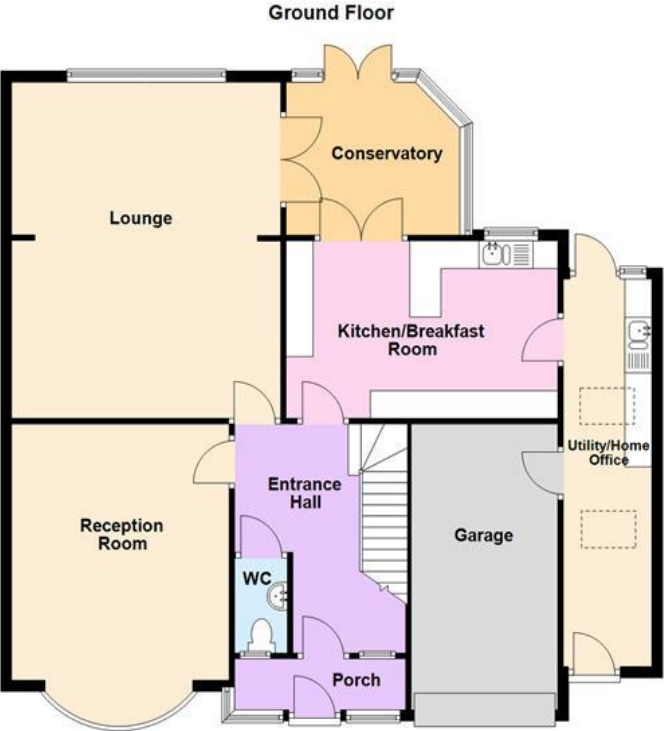




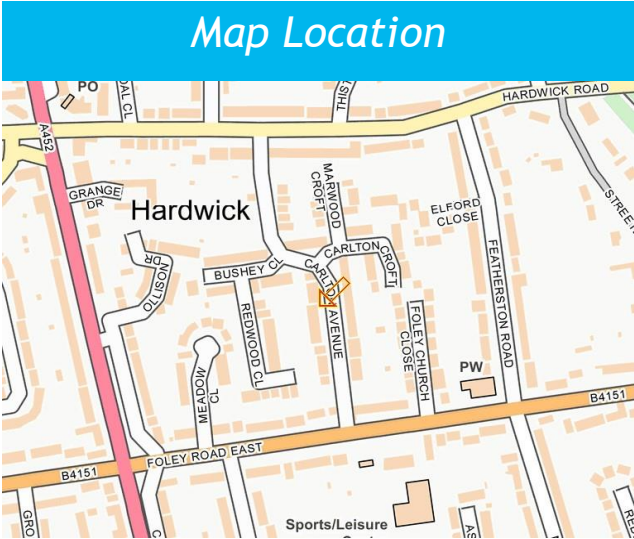


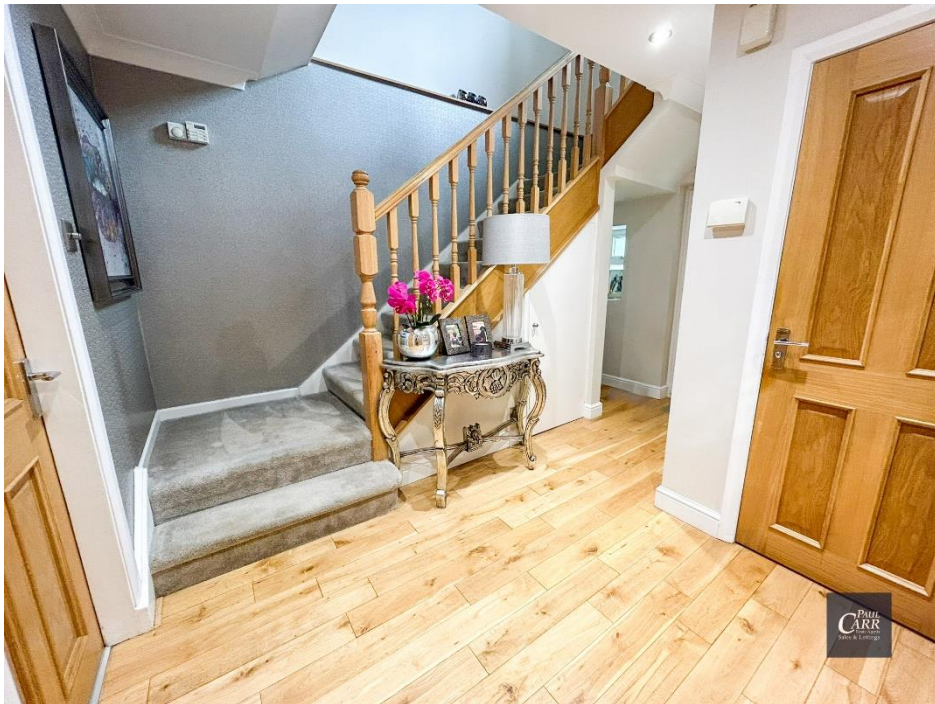
Floor Plan

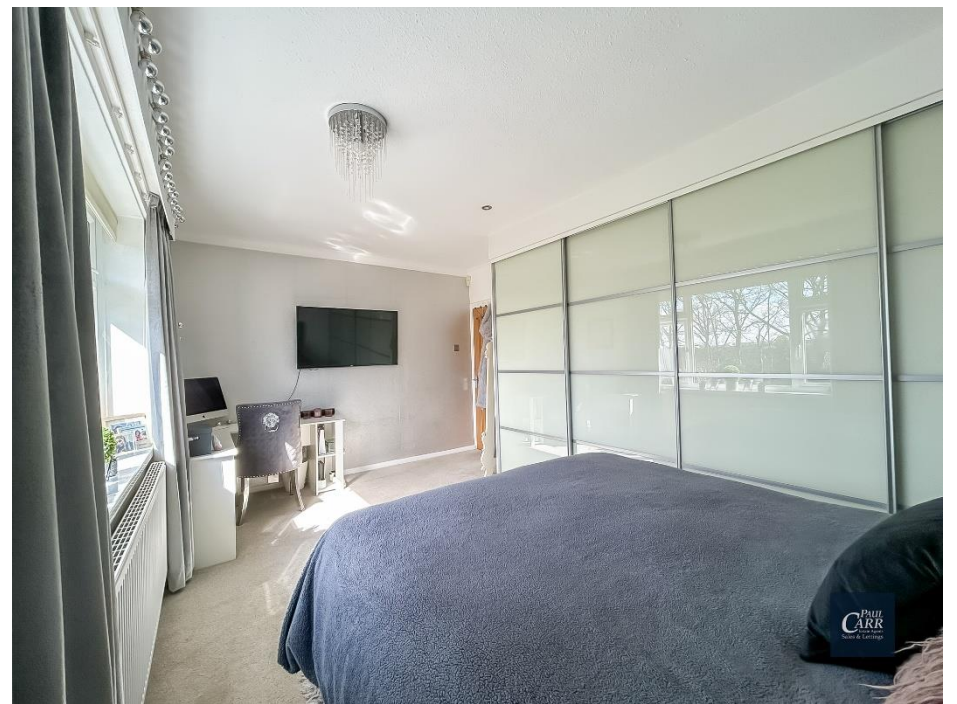
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 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: 4th April 2025