



Magnum Close, Streetly,
Sutton Coldfield, B74 2DN

Offers Over £250,000

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 freestanding 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 Birmingham City 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)

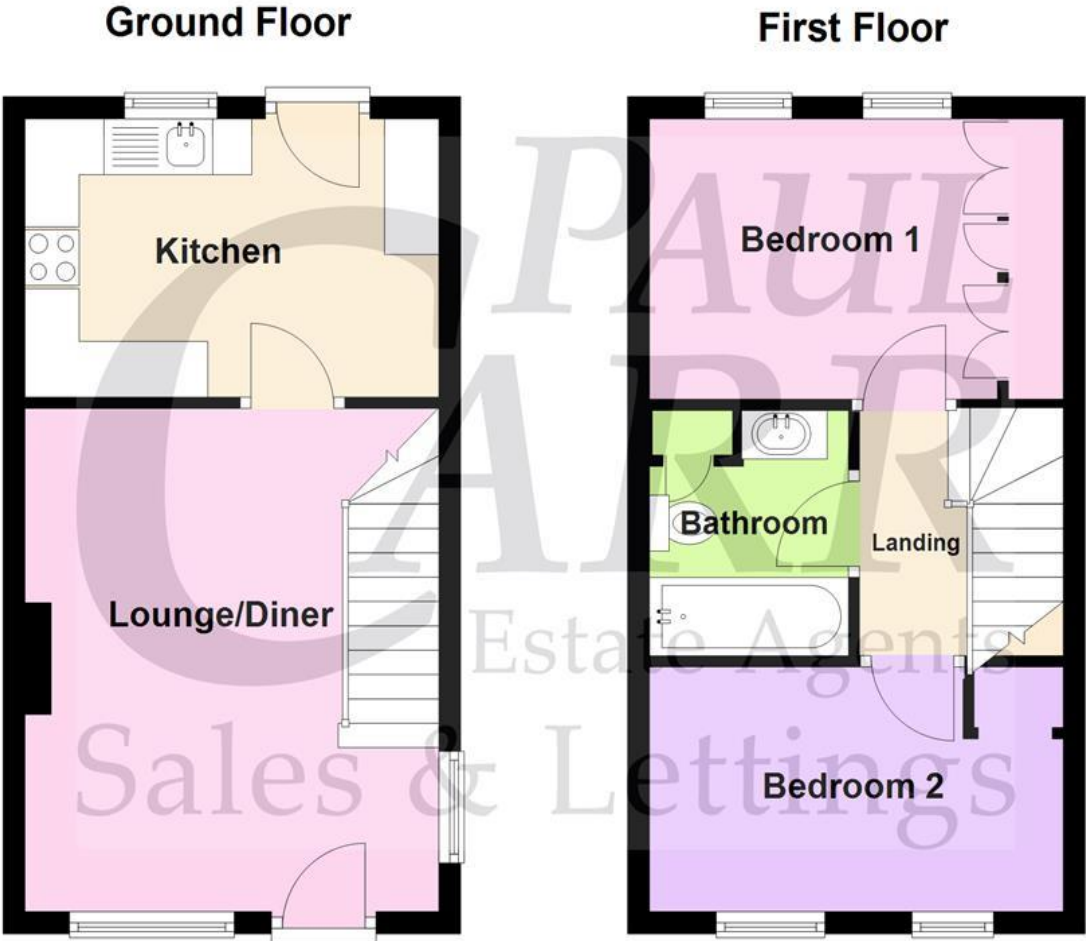






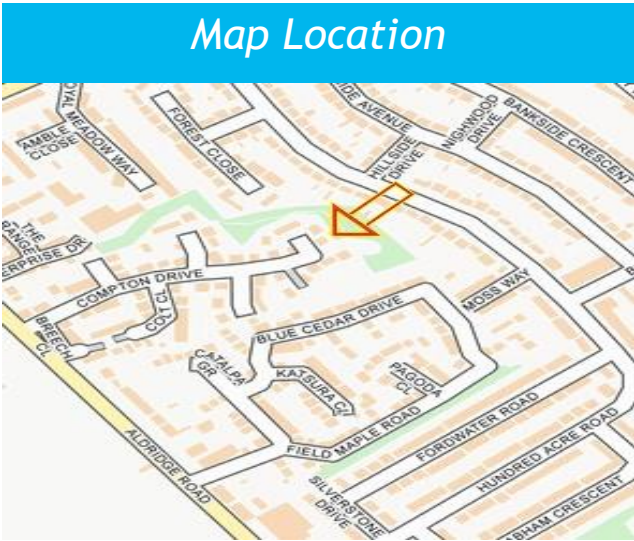
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
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: 25th September 2025

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. 2nd January 2026

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED