



Bridle Lane, Streetly  
Sutton Coldfield, B74 3HB

£400,000

Paul Carr Estate Agents are pleased to present this rare opportunity to acquire an immaculately presented and thoughtfully extended three-bedroom semi-detached home, located in the highly sought-after area of Streetly. Ideally positioned for well-regarded local schools (buyers are advised to verify catchment areas), convenient amenities, and excellent transport links, this property offers both comfort and practicality.

Set back from the road and screened by mature privet hedging, the home benefits from a driveway leading to a welcoming porch entrance. Inside, the property retains its traditional charm while offering stylish, modern living.

A spacious reception hallway provides access to a front-facing lounge, featuring a bay window and an attractive fireplace as its focal point.

To the rear, a formal dining room offers flexible living space, perfect for family use or entertaining, with French doors opening into a bright conservatory overlooking the garden.

The true centrepiece of the home is the stunning extended kitchen diner, designed to an exceptional standard. It features a range of matching wall and base units, Quartz worktops, and a central island with inset sink and breakfast bar. Integrated appliances include an oven, hob, and extractor, while impressive bi-fold doors open onto the garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen is a practical utility room with additional workspace and plumbing for appliances, along with access to a storage room (formerly part of the garage) and a guest WC.

Upstairs, the property offers three well-proportioned bedrooms—two generous doubles and a versatile single room, ideal as a home office or nursery.

The family bathroom is fitted with a modern four-piece suite, including a WC, pedestal wash basin, bath, and separate shower cubicle.

Externally, the rear garden is generously sized and mainly laid to lawn, complemented by a spacious patio area perfect for entertaining and al fresco dining. The garden is fully enclosed, providing a private and secure outdoor space.

Early viewing is highly recommended to fully appreciate the size, quality, and lifestyle this exceptional home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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](mailto:Streetly@paulcarrestateagents.co.uk)



**Lounge**

**14' 8" max x 12' 3" max (4.47m x 3.73m)**

**Dining Room**

**11' 9" max x 10' 2" (3.58m x 3.10m)**

**Conservatory**

**10' 11" x 8' 8" (3.32m x 2.64m)**

**Extended Kitchen Diner**

**18' 9" max x 10' 11" max (5.71m x 3.32m)**

**Utility Area**

**9' 9" max x 7' 8" max (2.97m x 2.34m)**

**Guest wc**

**5' 11" x 2' 4" (1.80m x 0.71m)**

**First Floor Accommodation**

**Bedroom 1**

**12' 8" max x 12' 4" max (3.86m x 3.76m)**

**Bedroom 2**

**11' 5" max x 10' 9" max (3.48m x 3.27m)**

**Bedroom 3**

**6' 0" x 6' 4" (1.83m x 1.93m)**

**Bathroom**

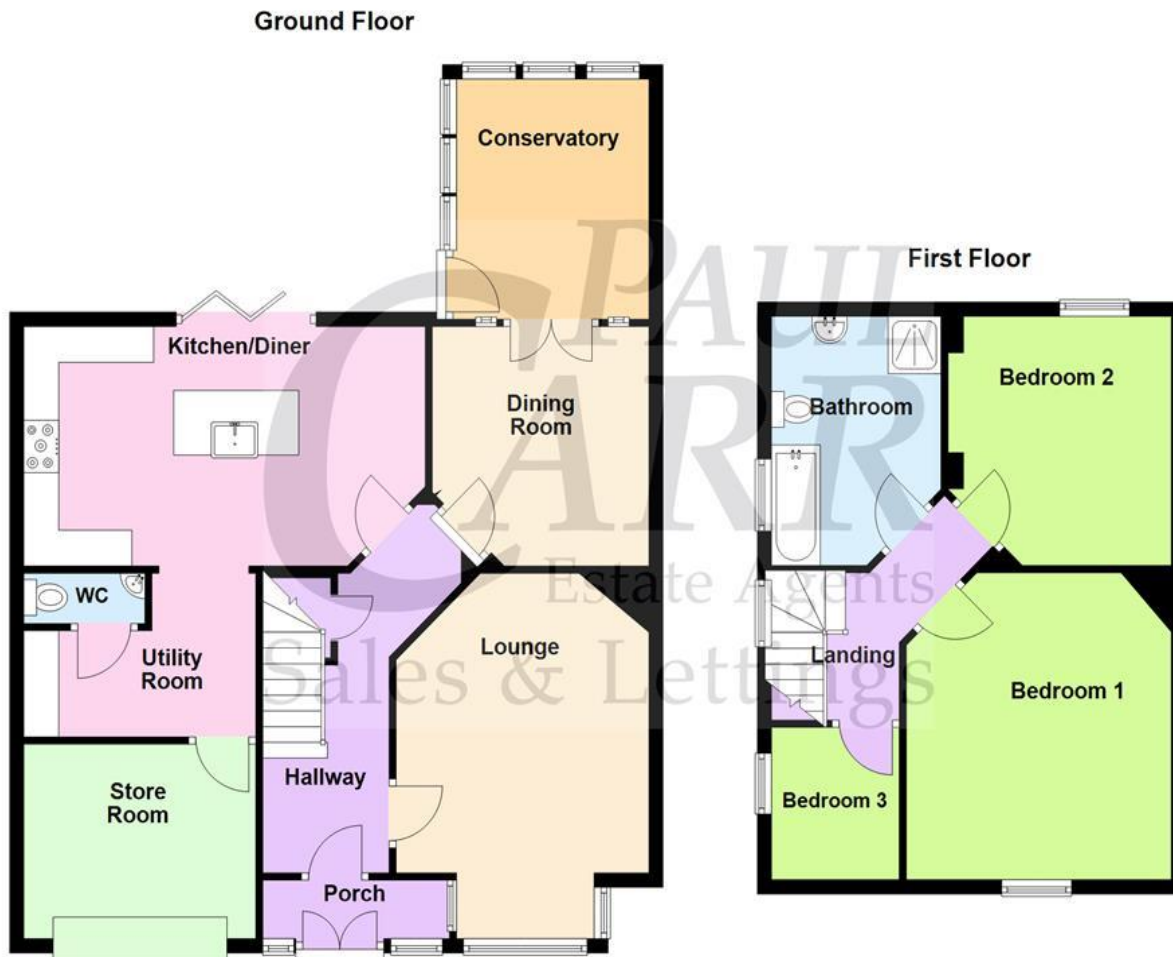
**11' 2" max x 7' 3" max (3.40m x 2.21m)**





# 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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

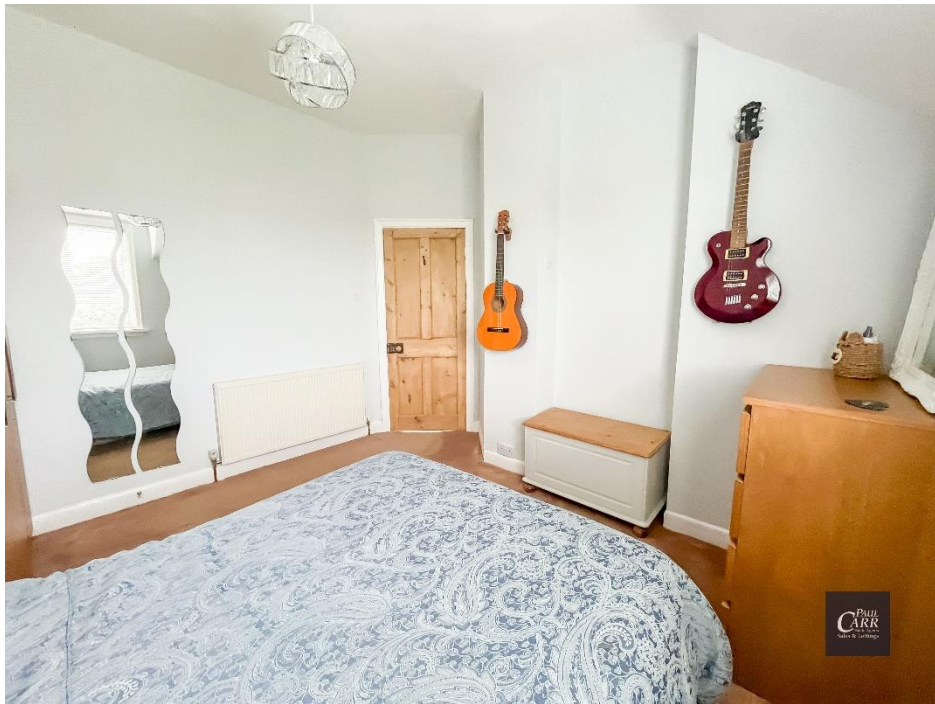


















### Agent's Note:

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:

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.