



Carlton Croft, Streetly
Sutton Coldfield, B74 3JT

£575,000

Situated on Carlton Croft in Streetly, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for family life. The location is particularly appealing to families, with local amenities, reputable schooling and public transport links nearby, together with Sutton Park's 2,400-acre National Nature Reserve.

An entrance porch opens into a welcoming hallway, with the ground floor accommodation comprising a comfortable lounge, separate dining room, extended kitchen, utility room and WC, together with a garage.

The kitchen is a particular highlight of the home. Extended approximately five years ago, it provides a superb space for everyday family living and entertaining friends. A central island complements a selection of high-end integrated appliances, while a roof lantern with electric blinds brings natural light into the room. Bifold doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the first floor are four bedrooms, with the principal bedroom benefiting from built-in wardrobes. A four-piece family bathroom, featuring a bath and separate shower, completes the internal accommodation.

The private rear garden offers a lovely setting in which to relax or entertain, with a manageable balance of patio and lawn, complemented by mature shrubbery and fenced boundaries. To the front, a block-paved driveway is accompanied by a well-manicured garden, creating an attractive approach to the property.

Internal viewing is highly recommended to appreciate the accommodation and setting on offer.

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

Porch

2' 7" x 7' 11" (0.79m x 2.41m)

Entrance Hall

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

Lounge

16' 5" x 12' 1" (5.00m x 3.68m)

Dining Room

11' 7" x 10' 1" (3.53m x 3.07m)

Kitchen

14' 11" (max) x 18' 6" (max) (4.54m x 5.63m)

Utility Room

5' 1" x 7' 9" (1.55m x 2.36m)

Ground Floor WC

5' 3" x 3' 6" (1.60m x 1.07m)

Garage

13' 9" x 8' 10" (4.19m x 2.69m)

First Floor Landing

Bedroom One

9' 11" (to wardrobe) x 13' 0" (3.02m x 3.96m)

Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

Bedroom Three

7' 4" x 9' 9" (2.23m x 2.97m)

Bedroom Four

9' 11" x 6' 11" (3.02m x 2.11m)

Bathroom

10' 0" x 5' 5" (3.05m x 1.65m)

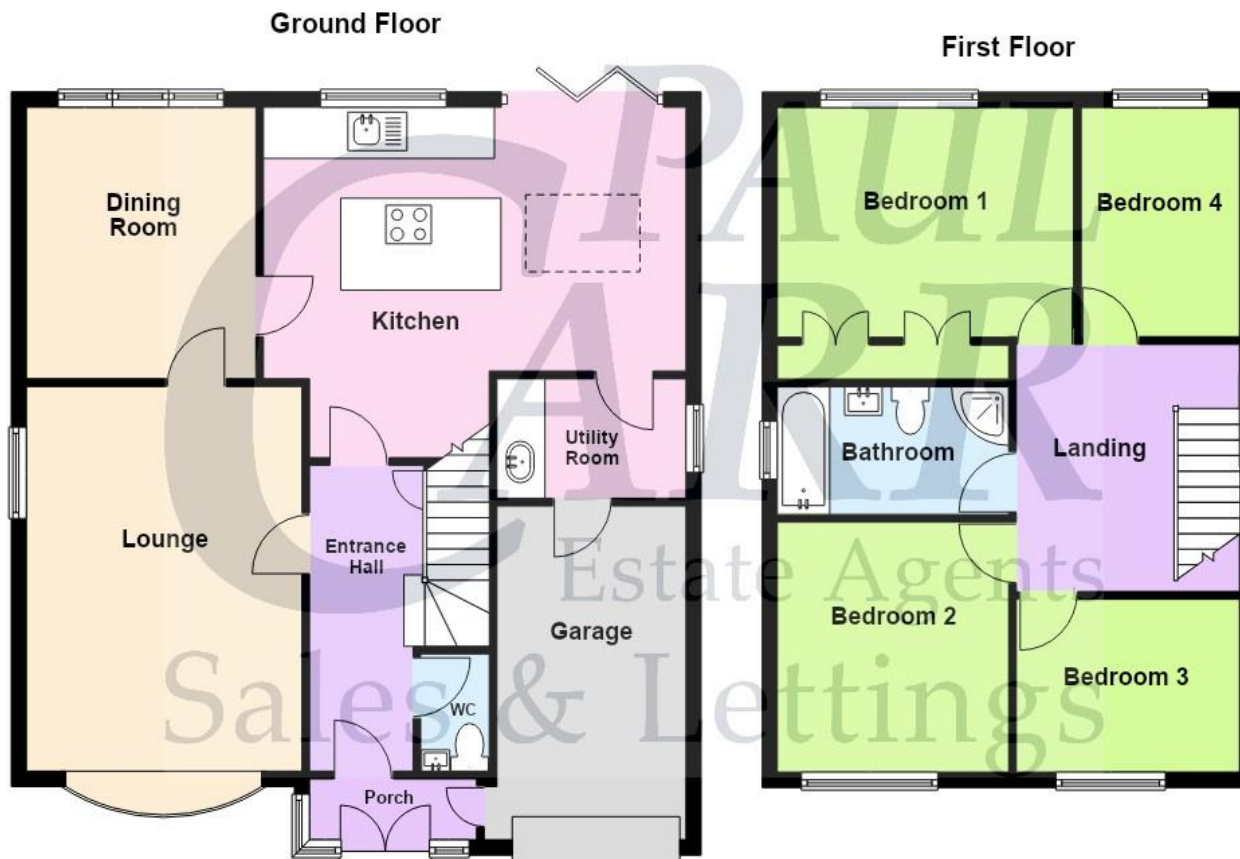






Floor Plan

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:

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