PAUL CARR Estate Agents Sales & Lettings

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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


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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)









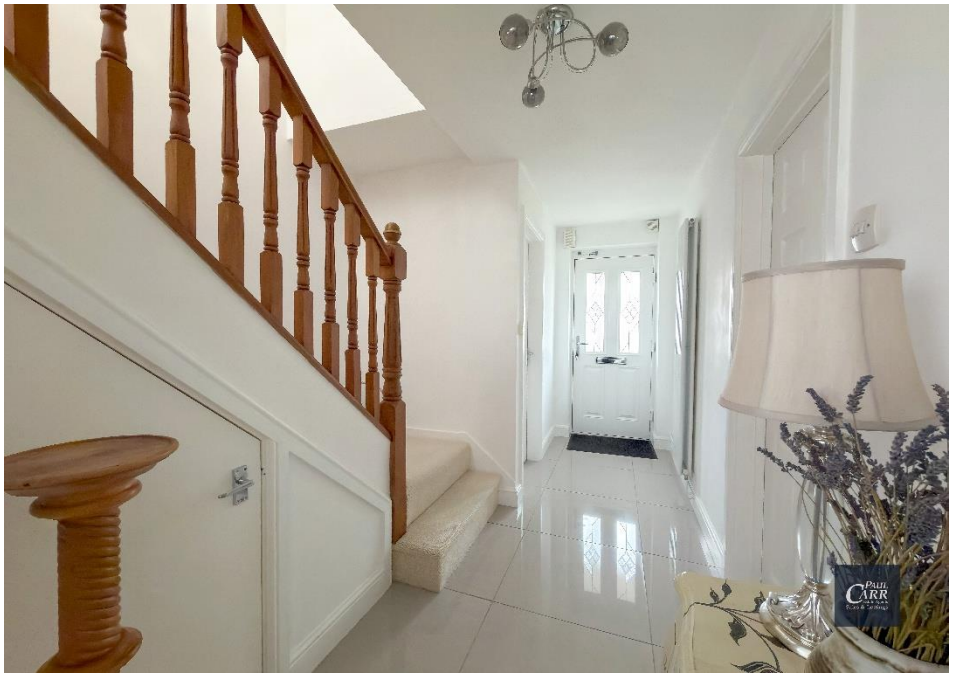












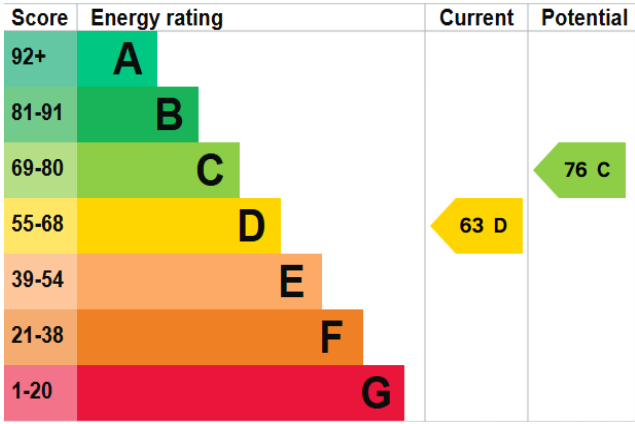
Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating



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: 14th October 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 £47.50 + VAT (£57 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.