



Whitethorn Crescent, Streetly
Sutton Coldfield, B74 3SA

£335,000

Welcome to Whitethorn Crescent, Streetly, an immaculately presented three-bedroom home, perfectly suited to first-time buyers or growing families. This well-maintained property offers spacious and versatile accommodation throughout.

Upon entering, you are greeted by a welcoming reception hallway with stairs leading to the first floor and double doors opening into a bright and inviting lounge. The lounge enjoys pleasant views to the front and features a stylish fireplace with a marble hearth and surround, creating a warm focal point. The space flows seamlessly into a formal dining area, which benefits from lovely rear garden views and direct access to a thoughtfully designed kitchen. The kitchen is fitted with a range of matching wall, base, and drawer units, complemented by work surfaces and coordinated splashbacks. It incorporates a one-and-a-half stainless steel sink with drainer and mixer tap, offering both practicality and style.

Upstairs, the landing provides access to the loft via a pull-down ladder and leads to three well-proportioned bedrooms. The principal bedroom overlooks the front and includes a range of fitted wardrobes with a bridging unit. Bedroom two enjoys views over the rear garden and benefits from fitted wardrobes and a built-in airing cupboard. Bedroom three, also positioned to the front, includes a useful built-in storage cupboard. The family bathroom is fitted with a modern white suite comprising a low flush WC, wash basin with storage beneath, and a panelled bath with shower over and screen.

Externally, the property is set back from the road behind a neatly maintained lawned front garden, with a pathway leading to the entrance. There is off-road parking and access to a garage. To the rear, the property boasts a beautifully landscaped garden, mainly laid to lawn with a patio area, enclosed boundaries, and side gated access, ideal for relaxing or entertaining.

Early internal viewing is highly recommended to fully appreciate the size, presentation, and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Entrance Hallway

Lounge

13' 3" x 12' 9" (4.04m x 3.88m)

Dining Room

10' 4" x 8' 3" (3.14m x 2.52m)

Fitted Kitchen

10' 7" x 7' 2" (3.22m x 2.18m)

First Floor Landing

Bedroom One

13' 11" x 8' 2" (4.24m x 2.49m)

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

Bedroom Three

9' 9" x 6' 7" (2.97m x 2.01m)

Family Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Outside

Garage

Rear Garden

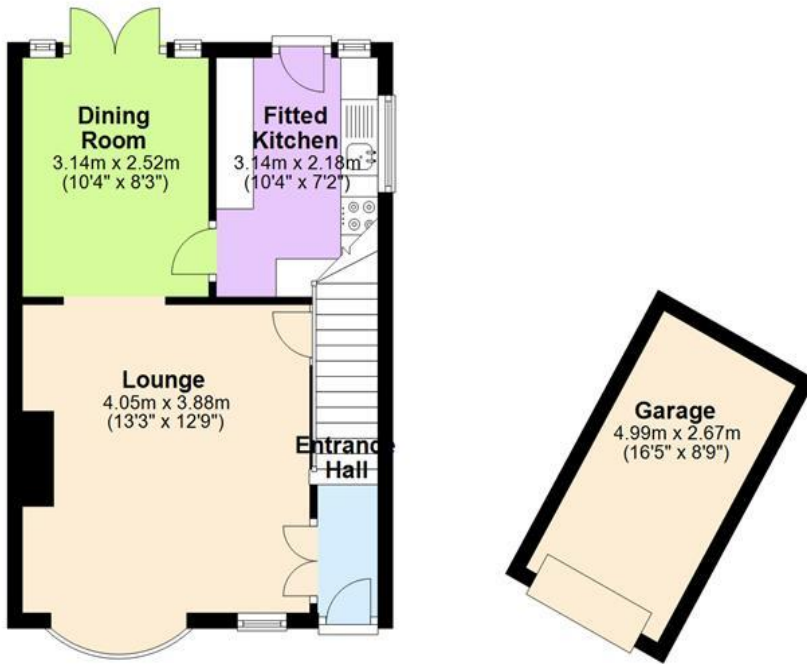




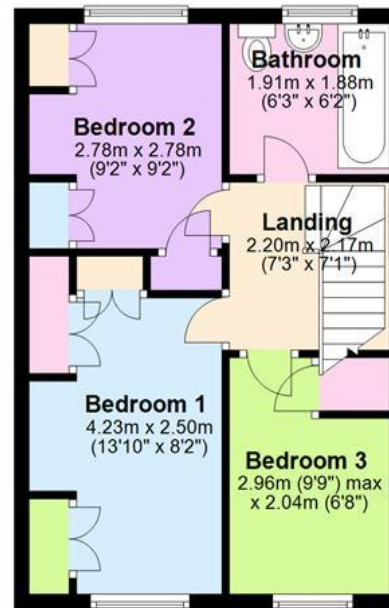
Floor Plan

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

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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: 8th April 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 £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.