



Whitethorn Crescent, Streetly  
Sutton Coldfield, B74 3SD

Offers in Excess of £300,000

Situated on the popular Whitethorn Crescent in Streetly, this extended five-bedroom semi-detached family home offers generous accommodation and excellent potential for buyers looking to modernise and add value. The property has been extended to the rear to create an extended kitchen, complemented by a separate utility room, providing practical space for everyday family life. A further extension above the garage has enhanced the first-floor layout, contributing to the property's five-bedroom configuration.

The first floor benefits from a modern shower room, serving the bedrooms. While the property offers substantial space, it does require some updating and modernisation, presenting an excellent opportunity for purchasers to personalise the home to their own tastes.

The property does not currently have gas central heating and is heated throughout by electric heating. There is a gas supply to the property, as there is a gas fireplace located in the lounge.

To the front, a block paved driveway provides off-road parking, while to the rear there is a private rear garden, ideal for families and outdoor entertaining. Located in a well-established residential area, the property is conveniently positioned for local amenities, schools and transport links.

**This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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](mailto:Streetly@paulcarrestateagents.co.uk)



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## Accommodation

### Porch

6' 0" x 4' 6" (1.83m x 1.37m)

### Lounge

18' 10" (max) x 14' 8" (max) (5.74m x 4.47m)

### Kitchen/Dining Room

14' 8" x 14' 8" (max) (4.47m x 4.47m)

### Utility Room

8' 3" x 6' 9" (2.51m x 2.06m)

### Garage

26' 1" x 6' 9" (7.94m x 2.06m)

## First Floor Landing

### Bedroom One

15' 9" (max) x 8' 6" (4.80m x 2.59m)

### Bedroom Two

16' 7" x 6' 9" (5.05m x 2.06m)

### Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

### Bedroom Four

13' 4" (max) x 6' 9" (4.06m x 2.06m)

### Bedroom Five

10' 9" (max) x 5' 11" (3.27m x 1.80m)

### Shower Room

6' 2" x 6' 1" (1.88m x 1.85m)





# Floor Plan

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

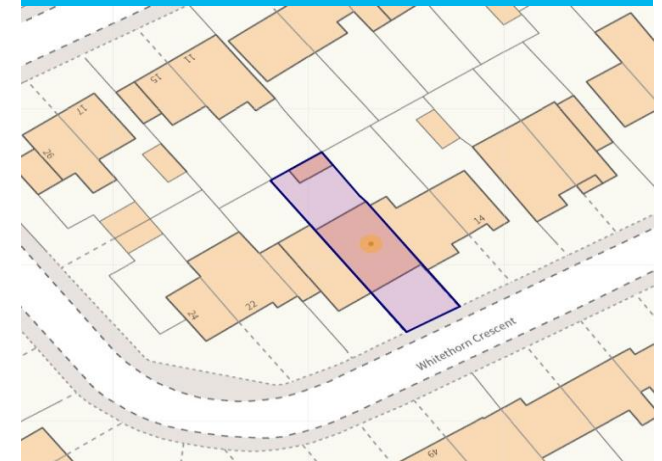


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 52 E      |
| 21-38 | F             | 26 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: 29th January 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.