PAUL CARR
Estate Agents
Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Bridle Lane, Streetly, Sutton Coldfield, B74 3HG

Offers Over £500,000

SIGNIFICANT POTENTIAL FOR DEVELOPMENT OR EXTENSION, SUBJECT TO OBTAINING THE NECESSARY PERMISSIONS

Paul Carr Estate Agents are delighted to present this rare opportunity to acquire a substantial bungalow with a detached double garage, occupying an impressive corner plot on one of the area's most sought-after roads.

Offering spacious and versatile accommodation throughout, the property is ideally suited to multigenerational living and provides significant scope for extension, enhancement, or further development, subject to obtaining the necessary planning permissions and consents.

Conveniently located within easy reach of highly regarded local schools (buyers are advised to make their own enquiries regarding catchment areas), a wide range of amenities, and excellent transport links, this exceptional home represents a unique opportunity and is not to be missed.
Set back behind a generous multi-vehicle driveway, the property benefits from a carport and an attractive entrance leading into a spacious reception hall. From the moment you enter, the sense of space and flexibility is immediately apparent. The property has recently undergone a comprehensive refurbishment to a high standard, including complete redecoration throughout, the installation of a new kitchen and bathroom, upgraded lighting, and new flooring.

Stairs rise to the first floor, while doors lead to the principal ground-floor accommodation. The impressive dual-aspect lounge/dining room enjoys an abundance of natural light, with a window to the front elevation and windows together with patio doors opening into the conservatory.
Providing valuable additional living space, the conservatory offers delightful views across the rear garden and creates an ideal setting for relaxation and entertaining. The modern breakfast kitchen is well-appointed and complemented by a separate utility room leading onto a versatile study.
An inner lobby provides access to two generous ground-floor bedrooms and a contemporary shower room, making this level particularly suitable for families seeking adaptable living arrangements.

To the first floor, the superb principal bedroom provides a private retreat, featuring a walk-in wardrobe and an en-suite bathroom.
Externally, the property continues to impress. The substantial detached double garage offers excellent storage and parking facilities, while also presenting exciting potential for conversion, annexe accommodation, or redevelopment, subject to all necessary permissions.

Combining a generous plot, flexible living space, a highly desirable location, and exceptional future potential, this is a truly unique home that must be viewed to be fully appreciated.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Mains electric, gas, water and 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

Car Port 20' 9'' x 8' 9'' (6.32m x 2.66m)

Entrance Hall 10' 11'' (max) x 11' 8'' (max) (3.32m x 3.55m)

Lounge 19' 0'' x 15' 3'' (5.79m x 4.64m)

Conservatory 11' 4'' x 10' 1'' (3.45m x 3.07m)

Kitchen 16' 0'' (max) x 10' 0'' (4.87m x 3.05m)

Utility Room 23' 1'' x 5' 1'' (7.03m x 1.55m)

Lobby 12' 9'' x 5' 6'' (3.88m x 1.68m)

Bedroom Two 14' 11'' (max) x 11' 1'' (max) (4.54m x 3.38m)

Bedroom Three 13' 2'' x 9' 0'' (max) (4.01m x 2.74m)

Shower Room 8' 10'' x 5' 9'' (2.69m x 1.75m)

First Floor

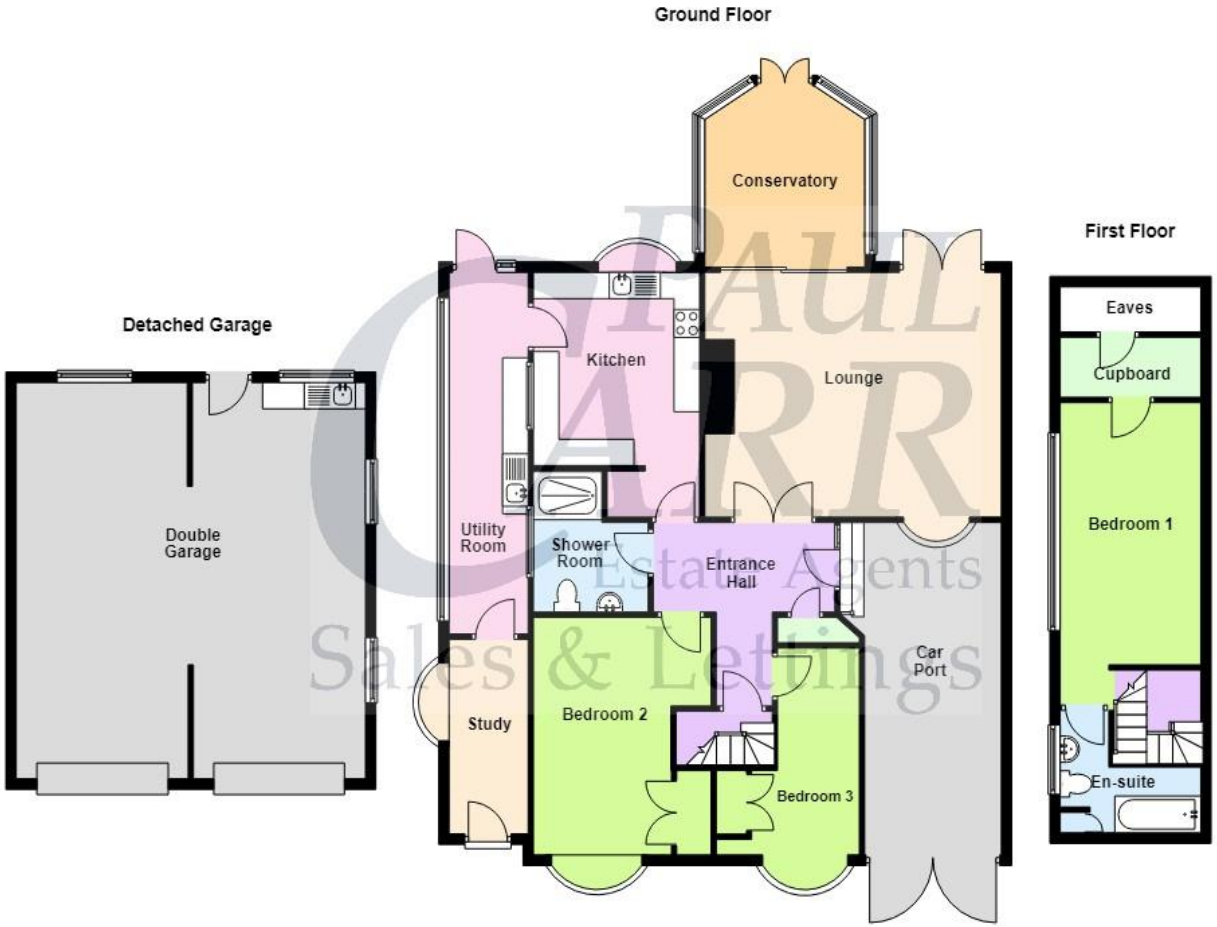
Bedroom One 16' 5'' x 8' 11'' (5.00m x 2.72m)

En-Suite 8' 3'' x 6' 6'' (max) (2.51m x 1.98m)

Detached Double Garage 24' 9'' x 22' 5'' (7.54m x 6.83m)

Floor Plan

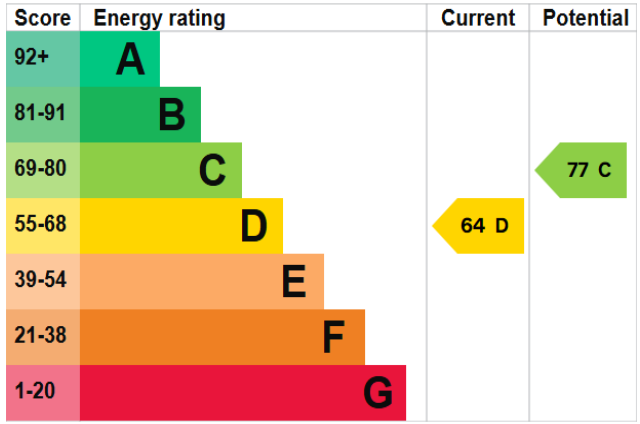
This floor plan is not drawn to scale and is for illustration purposes only



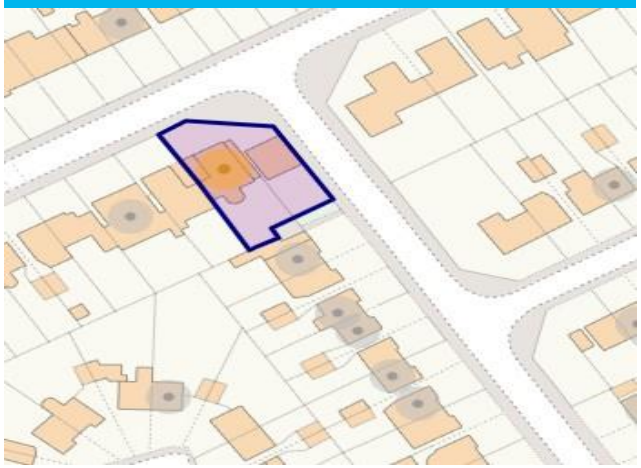
Total area: approx. 0.0 sq. metres (0.0 sq. feet)

This floorplan is not drawn to scale and is for illustration purposes only
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:

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.