



Brabham Crescent, Streetly
Sutton Coldfield, B74 2BN

Offers in the Region Of £360,000

***** A SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME ON BRABHAM CRESCENT, STREETLY,
IN A PRIME LOCATION & FOR SALE WITH NO ONWARD CHAIN *****

Situated on the ever-popular Brabham Crescent in Streetly, this three-bedroom semi-detached family home is offered to the market with no onward chain and represents an excellent opportunity for those looking to move into a well-connected and desirable location. The property is ideally placed within easy reach of highly regarded local schools, public transport links and a wide range of local amenities, making it a practical choice for families and commuters alike.

Set behind a driveway providing off-road parking and a neatly maintained front garden, the property is entered via a useful porch leading to a welcoming hallway. From here, there is access to a reception room with an open aspect into a dining area, offering a flexible layout for everyday family living. A separate lounge provides an additional living space, while a fitted kitchen, utility room, ground floor shower room, garage and a useful storage room complete the ground floor accommodation.

On the first floor, a bright landing gives access to three well-proportioned bedrooms together with a family bathroom.

To the rear of the property is a south-west facing garden, which features a patio area, lawn, established shrubbery, mature trees and fenced surrounds, offering a pleasant and manageable outdoor space. The property also presents excellent scope to extend or remodel (subject to the relevant permissions), allowing buyers to create a home that can be tailored to their individual requirements.

With its combination of space, location and potential, this property offers a superb opportunity to secure a long-term family home in a highly sought-after area. Internal viewing is strongly recommended to fully appreciate all that is on offer.

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



Accommodation

Entrance Porch

Reception Room

8' 10" x 7' 11" (2.69m x 2.41m)

Dining Area

11' 11" x 8' 9" (3.63m x 2.66m)

Lounge

16' 5" x 10' 2" (5.00m x 3.10m)

Kitchen/Breakfast Room

14' 7" x 7' 7" (4.44m x 2.31m)

Utility Room

9' 9" x 8' 10" (2.97m x 2.69m)

Ground Floor Shower Room

8' 4" x 2' 11" (2.54m x 0.89m)

Garage

16' 0" x 8' 5" (4.87m x 2.56m)

Storage Room

15' 3" x 5' 11" (4.64m x 1.80m)

First Floor Landing

Bedroom One

14' 8" (to wardrobes) x 9' 8" (max) (4.47m x 2.94m)

Bedroom Two

9' 8" x 8' 7" (2.94m x 2.61m)

Bedroom Three

10' 7" x 6' 7" (3.22m x 2.01m)

Bathroom

8' 7" x 6' 6" (2.61m x 1.98m)

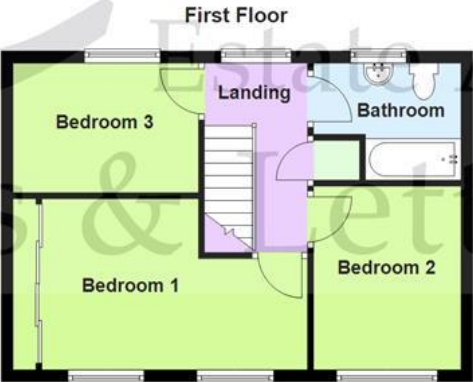
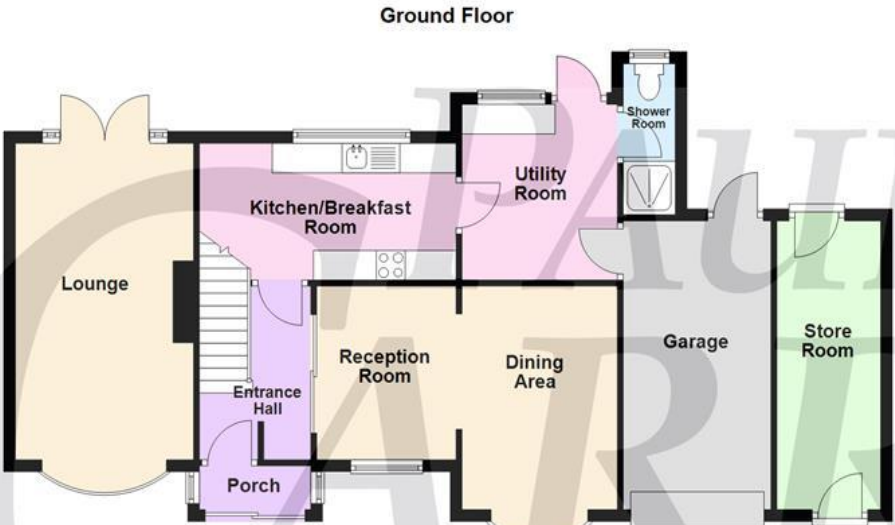






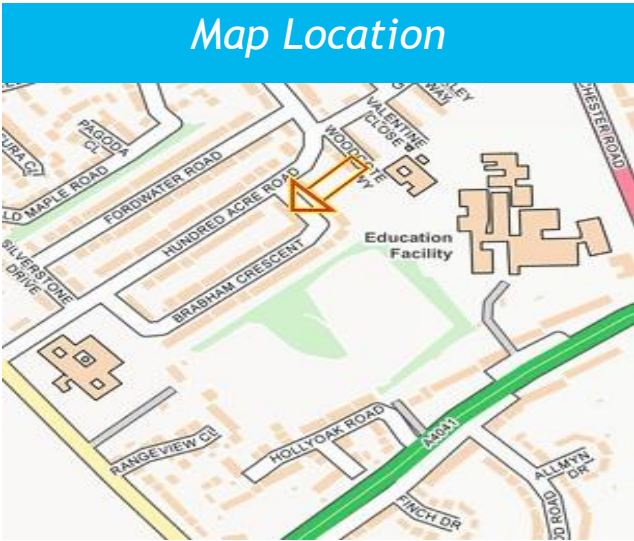
Floor Plan

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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		









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: 27th August 2025