



Colt Close, Streetly  
Sutton Coldfield, B74 2EA

Offers Over £400,000

Welcome to Colt Close, a highly desirable and much sought after Streetly location with access to reputable local schools (catchments should be checked), transport links and local amenities.

This stunning and deceptively spacious family home has been modernised to a high standard throughout and should be top of your viewing list! The accommodation comprises a stunning dual aspect lounge diner with open plan access to a re-fitted kitchen which offers immediate 'WOW' factor. The kitchen has been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with contrasting work surface over, integrated oven, hob and extractor fan.

On the first floor, the accommodation boasts three well-proportioned bedrooms and a re-fitted family bathroom. The beautiful bathroom is fitted with a suite comprising low flush wc unit, bath with shower over, shower screen and complementary tiling to walls. The property benefits from driveway, integral garage with utility area and charming rear garden.

Internal viewing is considered essential to appreciate the size and standard of accommodation 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](mailto:Streetly@paulcarrestateagents.co.uk)



## Accommodation

### Entrance Porch

**Open Plan Kitchen/Dining/Family Room**  
23' 5" (max) x 19' 8" (max) (7.13m x 5.99m)

**Garage/Utility Room**  
20' 6" x 8' 1" (6.24m x 2.46m)

### First Floor Landing

**Bedroom One**  
9' 4" (to wardrobe) x 11' 0" (2.84m x 3.35m)

**Bedroom Two**  
10' 4" (to wardrobe) x 10' 10" (3.15m x 3.30m)

**Bedroom Three**  
6' 10" x 8' 7" (2.08m x 2.61m)

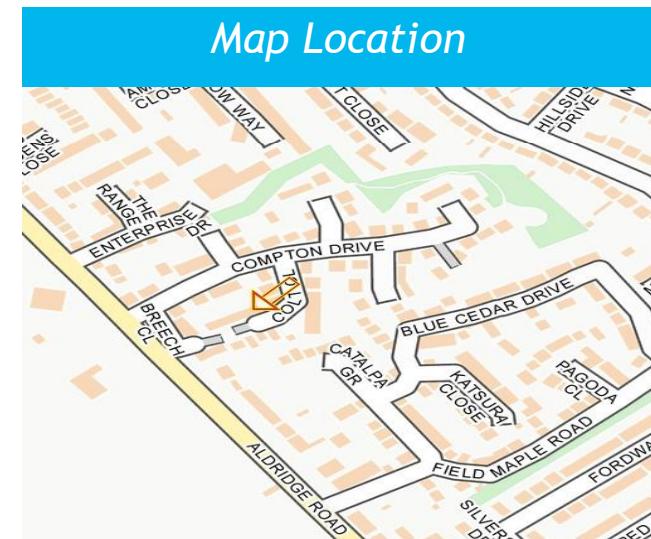
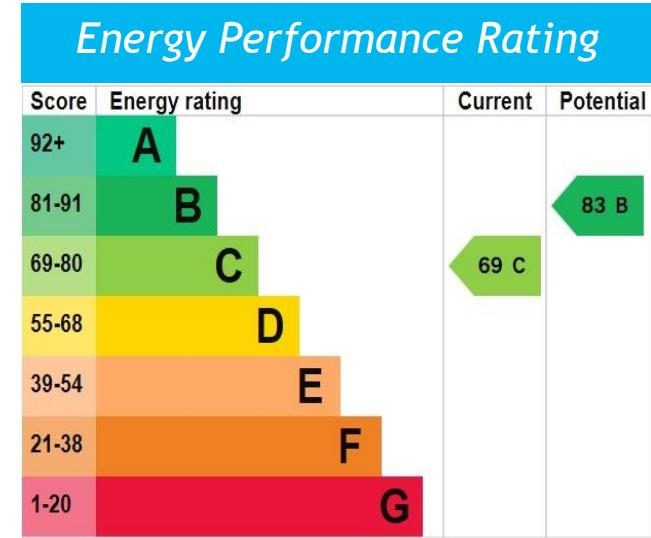
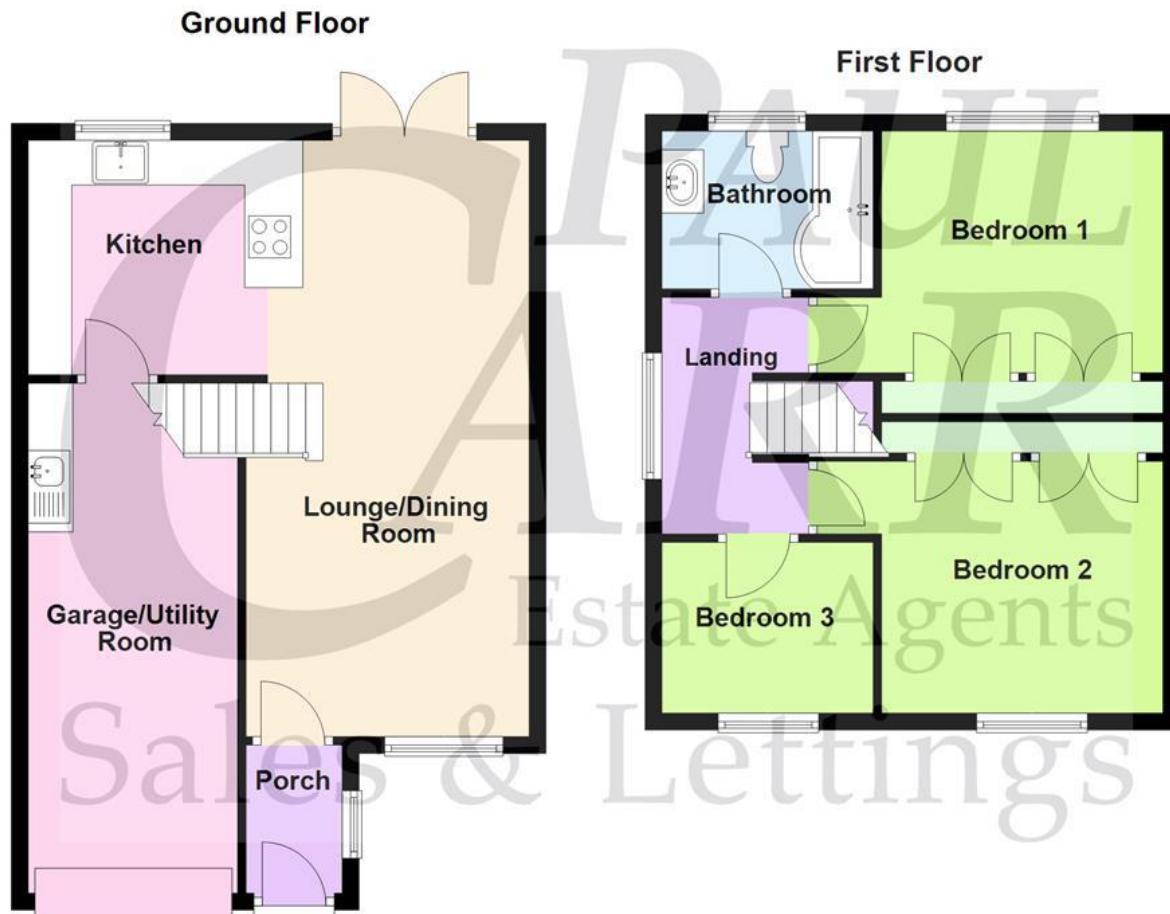
**Luxury Bathroom**  
5' 11" x 8' 3" (1.80m x 2.51m)





# Floor Plan

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







### 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: 24<sup>th</sup> October 2024

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.

