



Whitethorn Crescent, Streetly
Sutton Coldfield, B74 3SA

Offers Over £330,000

Paul Carr Estate Agents are delighted to bring to the market this beautifully presented and thoughtfully improved three-bedroom semi-detached family home, situated in a highly desirable location in Streetly.

The property enjoys an excellent position, with access to popular local schools (catchment areas should be checked), a range of local amenities and excellent transport links.

Set back from the road, the property is approached via a driveway providing access to the front porch. Upon entering, you are welcomed by a bright and inviting hallway, with stairs rising to the first floor and double doors opening into the spacious lounge.

The lounge is beautifully presented, featuring a window to the front with contemporary fitted shutters, useful built-in storage, attractive flooring and double doors leading through to the modern fitted kitchen/diner.

The impressive kitchen/diner is fitted with a comprehensive range of wall, drawer and base-level units, complemented by a quartz-effect work surface and inset sink unit. Integrated appliances include an oven, hob and extractor.

There are windows to the side and rear, while French doors provide direct access to the rear garden, creating a lovely space for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes, while bedrooms two and three each feature useful built-in storage.

The family bathroom is fitted with a white suite comprising a low-level WC, pedestal wash hand basin and bath with shower over, complemented by attractive tiling.

Outside, the charming rear garden features a paved patio area, lawn and enclosed boundaries, providing an attractive and private outdoor space.

The garage benefits from both front and rear access, adding further practicality to the property.

An internal viewing is considered essential to fully appreciate the quality, presentation and location of this superb family home.

Tenure: We can confirm the property is Freehold

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

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



Hallway

Lounge

12' 4" max x 13' 5" max (3.76m x 4.09m)

Open Plan Kitchen Diner

10' 9" x 16' 2" (3.27m x 4.92m)

Bedroom 1

13' 0" x 9' 3" (3.96m x 2.82m)

Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)

Bedroom 3

9' 9" max x 6' 2" max (2.97m x 1.88m)

Bathroom

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

Garage

16' 6" x 9' 4" (5.03m x 2.84m)



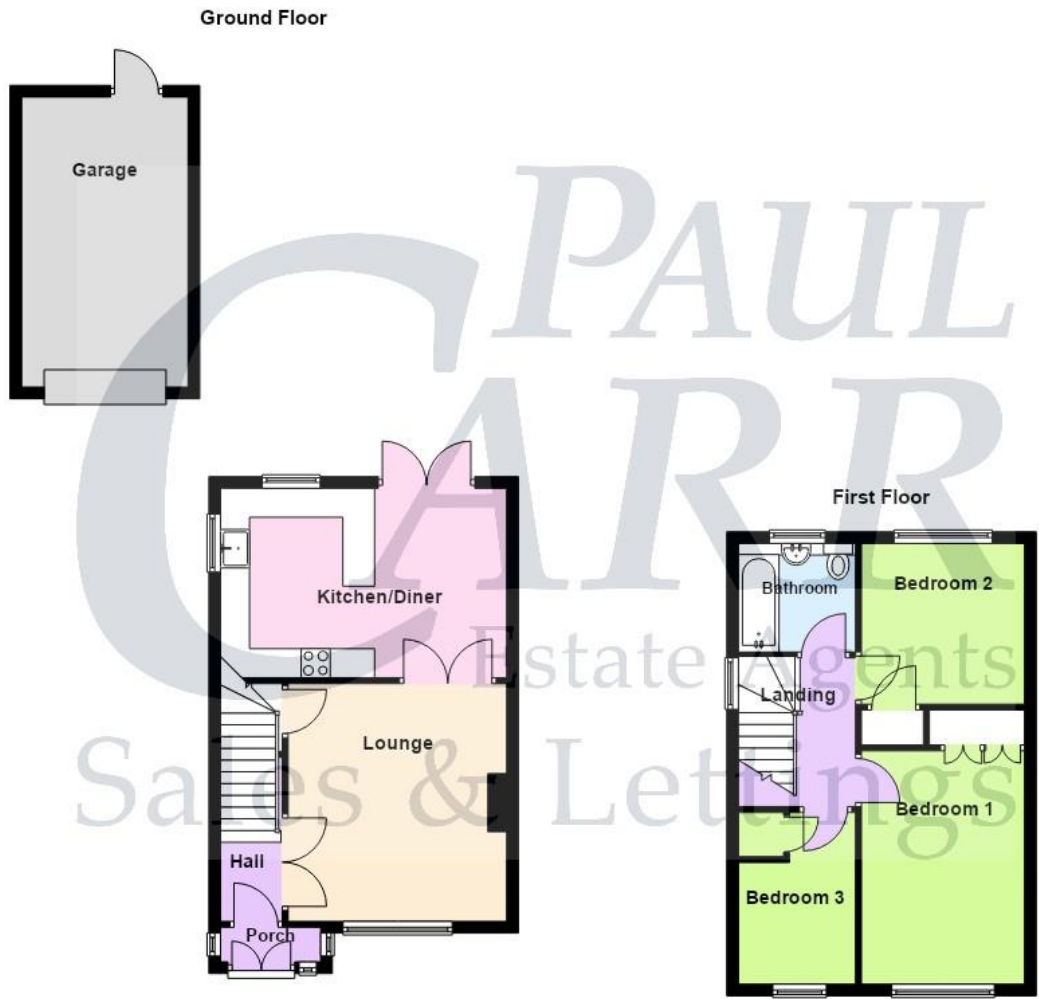






Floor Plan

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



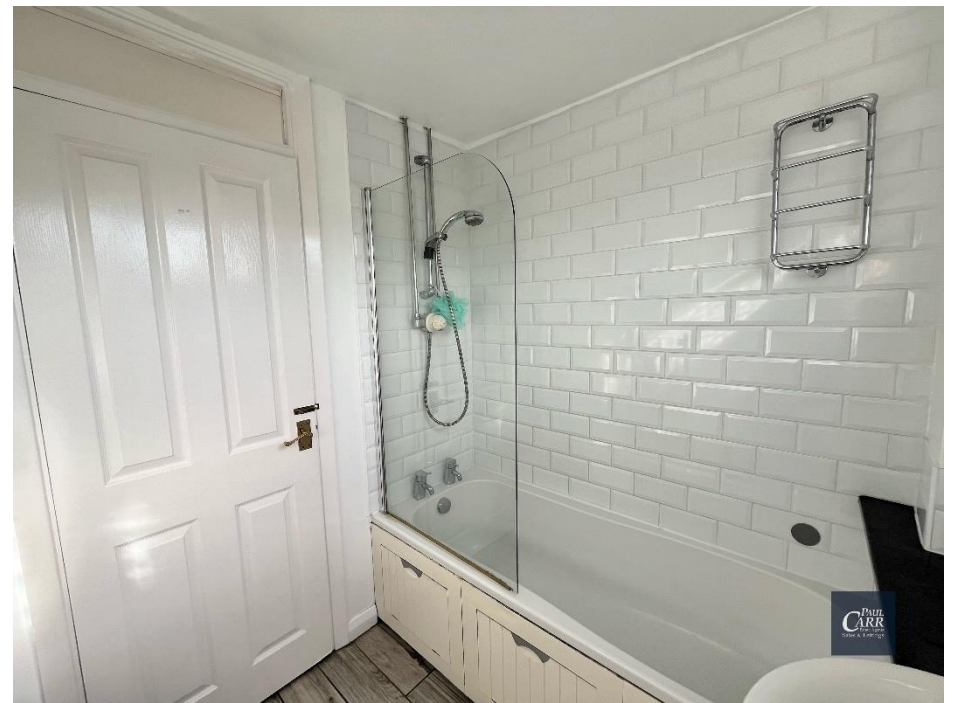
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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:

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.