



Briar Avenue, Streetly,
Sutton Coldfield, B74 3HX

£350,000

Paul Carr Estate Agents are delighted to present this well-maintained and extended two-bedroom link-detached bungalow, ideally positioned in a sought-after Streetly location.

The property offers convenient access to popular local schools (purchasers are advised to verify catchment areas), a range of amenities, and excellent transport links.

Set back from the road, the bungalow features a neatly kept fore garden laid to lawn, along with a private driveway leading to the garage. On entering, you are welcomed by a hallway giving access to all principal rooms.

The generous lounge enjoys views over the rear garden, while the open-plan kitchen/diner provides an ideal space for everyday living and entertaining. The kitchen is fitted with a selection of wall and base units with complementary worksurfaces, incorporating a sink with drainer, space for a freestanding cooker, and additional space for further appliances.

There are two well-proportioned double bedrooms, both benefiting from ample natural light. The modern shower room comprises a low-flush WC, pedestal wash basin, walk-in shower, and a useful storage cupboard.

Externally, the property enjoys a private and well-screened rear garden laid mainly to lawn with a patio seating area.

The side garage features a door opening to the front for added convenience.

Offered with no upward chain, this delightful bungalow is ideal for downsizers or those seeking comfortable accommodation on one level.

Early viewing is highly recommended.

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: 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

Porch

Hallway

Lounge 17' 6" x 11' 6"
(5.33m x 3.50m)

Dining Area 8' 6" x 13' 6"
(2.59m x 4.11m)

Kitchen 6' 1" x 13' 2"
(1.85m x 4.01m)

Bedroom One 15' 0" x 11' 2"
(4.57m x 3.40m)

Bedroom Two 10' 7" x 11' 4"
(3.22m x 3.45m)

Shower Room

Outside

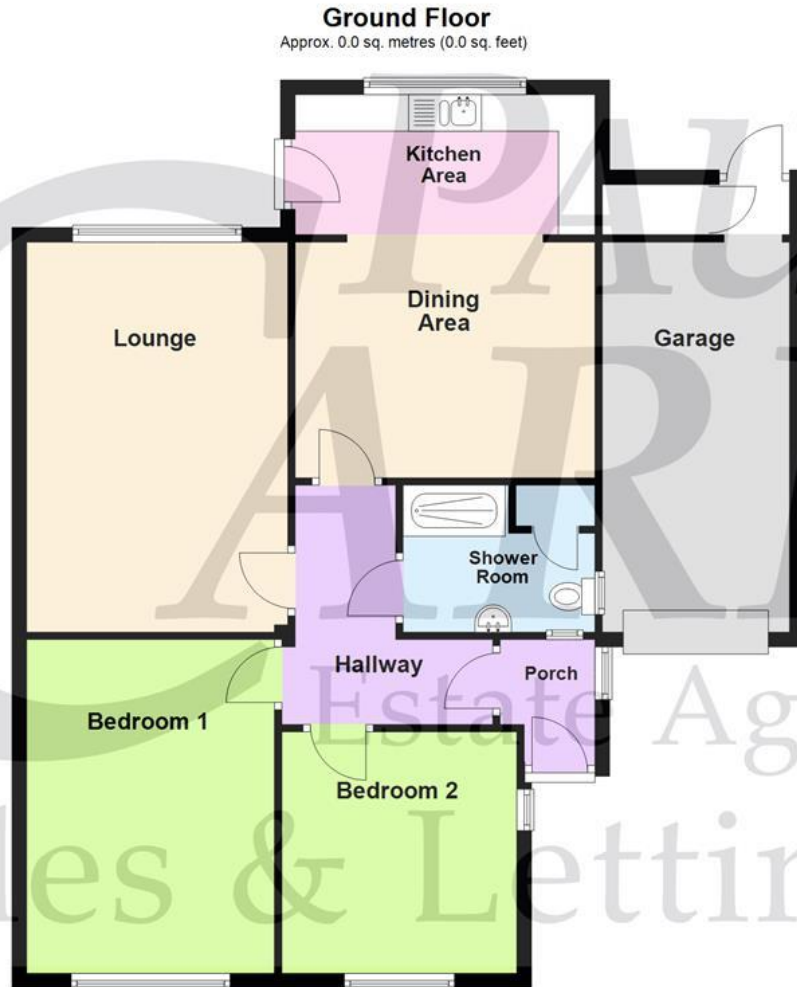
Garage 16' 9" x 8' 5"
(5.10m x 2.56m)





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		82 B
69-80	C		
55-68	D	66 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: 9th December 2025

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.

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