



Colt Close, Streetly
Sutton Coldfield, B74 2EA

£315,000

***** AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME ON COLT CLOSE IN STREETLY,
TO BE SOLD WITH NO ONWARDS CHAIN *****

Discover this delightful three-bedroom semi-detached family home perfectly situated on Colt Close, Streetly, a sought-after location within close proximity to highly regarded local schools, Royal Sutton Park, excellent public transport links, and a range of local amenities. The property is approached via a Crete print driveway, offering off-road parking and an attractive frontage.

Internally, the accommodation comprises a small entrance hall, a spacious through lounge/dining room with access to the conservatory, ideal for relaxing or entertaining. The extended kitchen/breakfast room provides additional living space and is perfect for modern family life. Upstairs features a first-floor landing, three well-proportioned bedrooms (two generous doubles and one single), and a modern shower room.

To the rear, the private landscaped garden offers a low-maintenance outdoor retreat with ample space for entertaining guests and enjoying peaceful evenings. This superb property combines comfort, practicality, and location, making it an ideal family home.

Internal viewing is highly recommended to fully appreciate all that this home has to offer!

Tenure: We can confirm the property is Freehold.

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

4' 10" x 4' 6" (1.47m x 1.37m)

Lounge/Dining Room

23' 8" (max) x 11' 7" (max) (7.21m x 3.53m)

Kitchen/Breakfast Room

16' 6" (max) x 12' 5" (max) (5.03m x 3.78m)

Conservatory

11' 11" x 7' 8" (3.63m x 2.34m)

First Floor Landing

Bedroom One

12' 0" x 8' 8" (3.65m x 2.64m)

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom Three

6' 5" x 5' 11" (1.95m x 1.80m)

Shower Room

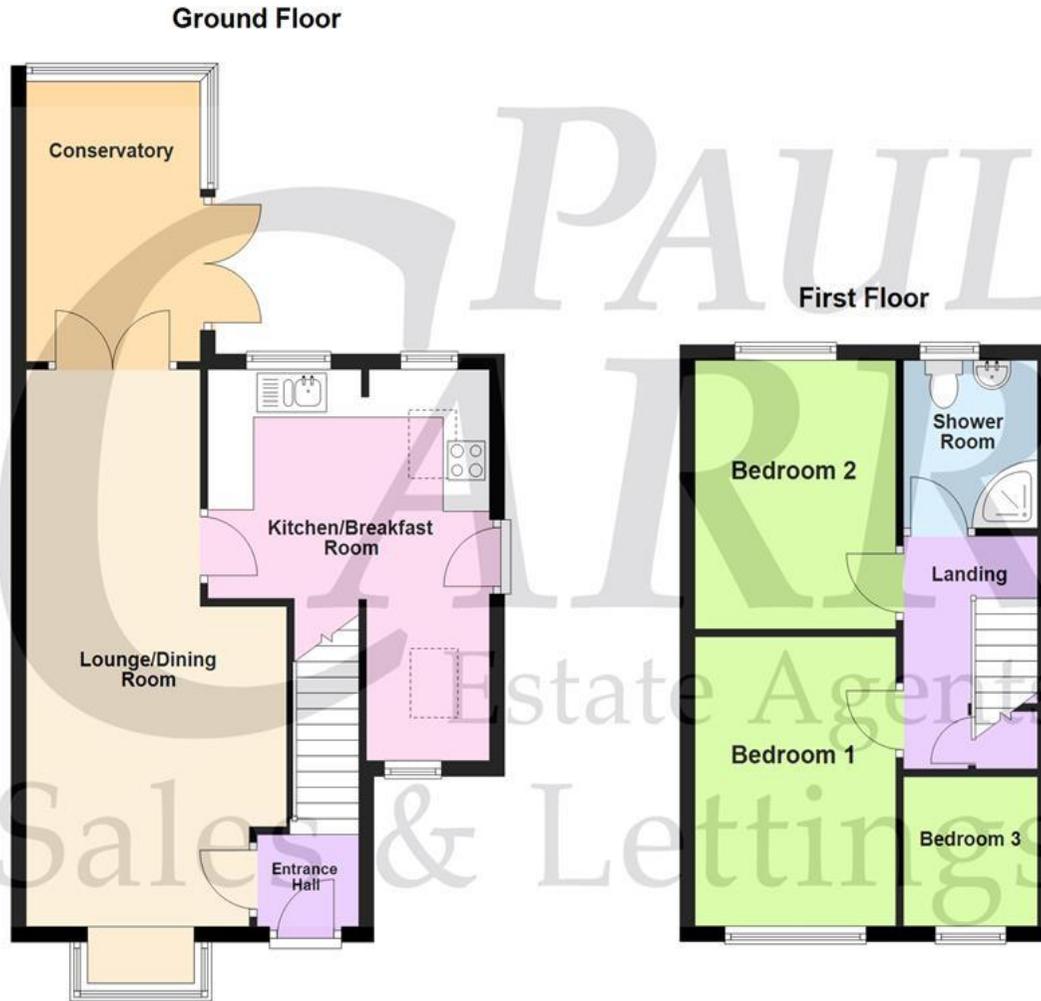
6' 2" x 5' 11" (1.88m x 1.80m)





Floor Plan

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

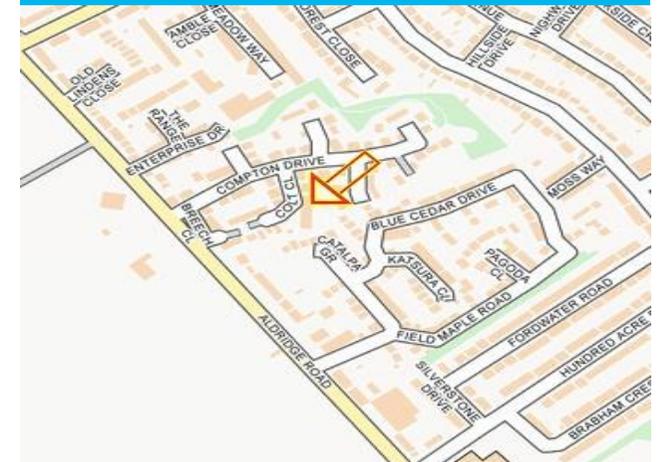


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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: 24th October 2025