



Bridle Lane, Streetly
Sutton Coldfield, B74 3QT

Offers in Excess of £385,000

This immaculately presented three bedroom semi detached family home is superbly positioned on the ever-popular Bridle Lane in Streetly and has been thoughtfully extended to offer generous, modern living space throughout. The property is approached via a multi car driveway, providing ample off road parking and access to a larger than average single garage.

Internally, the accommodation begins with a welcoming open-plan porch and entrance hall, setting the tone for the quality found throughout. To the front of the property is a cosy lounge featuring a charming bay window, while to the rear sits the true heart of the home, a stunning modern open plan kitchen/dining room. This space has been designed with both family life and entertaining in mind, benefitting from bi-fold doors that open out onto the private rear garden. A convenient ground floor WC completes the ground floor layout.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous double rooms and a sizeable single bedroom. The modern family bathroom is fitted with a bath and overhead shower, low-flush WC and wash hand basin, finished to a contemporary standard.

Externally, the rear garden offers a pleasant graveled patio area ideal for outdoor seating, with the remainder mainly laid to lawn and enhanced by flowered borders, mature shrubbery and fenced boundaries, creating a private and attractive outdoor space.

Ideally situated within close reach of reputable local schools, a range of amenities and excellent public transport links, this wonderful family home ticks all the boxes for modern living.

Early internal viewing is highly recommended to fully appreciate all that this property 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 Porch

Entrance Hall

13' 10" x 5' 8" (4.21m x 1.73m)

Open Plan Kitchen/Dining Room

24' 6" (max) x 16' 8" (max) (7.46m x 5.08m)

Lounge

13' 4" (into bay) x 10' 6" (4.06m x 3.20m)

Ground Floor WC

Garage

14' 7" x 11' 7" (4.44m x 3.53m)

First Floor Landing

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom Two

13' 4" (into bay) x 10' 6" (4.06m x 3.20m)

Bedroom Three

10' 0" x 6' 6" (3.05m x 1.98m)

Family Bathroom

7' 6" x 5' 3" (2.28m x 1.60m)







Floor Plan

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

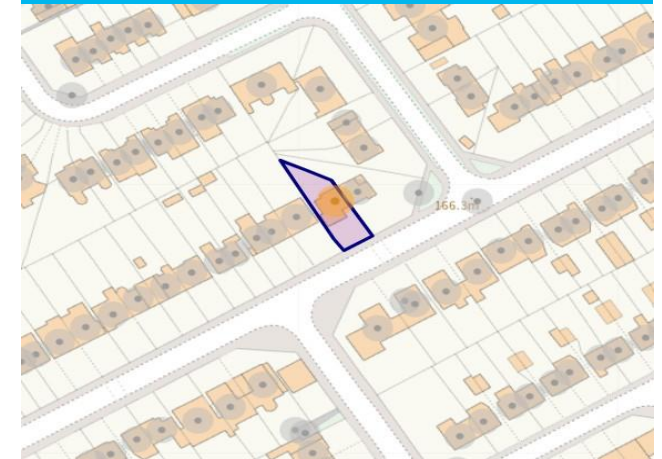


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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: 9th February 2026

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.