



Brabham Crescent, Streetly,
Sutton Coldfield, B74 2BN

£310,000

Paul Carr Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached family home, situated in the highly sought-after area of Streetly, Sutton Coldfield. The property offers an excellent balance of modern comfort and practical family living.

The accommodation is entered via a welcoming porch which leads into a bright and inviting entrance hall, setting the tone for the rest of the home. The well-presented kitchen features a range of wall, drawer and base level units with work surfaces over, along with space for a freestanding cooker and additional white goods. There is also ample room for a breakfast table, making it ideal for everyday dining.

The spacious lounge/dining room provides a versatile living space, perfect for both relaxing and entertaining, with patio doors opening directly onto the rear garden and enjoying pleasant outlooks.

A useful utility area further enhances the practicality of the home, offering additional storage and workspace.

To the first floor are three generously proportioned double bedrooms, with bedrooms one and three benefiting from fitted wardrobes. The family bathroom is fitted with a bath with shower over and a pedestal hand wash basin, complemented by a separate WC, making the layout particularly suitable for family living.

Externally, the property benefits from off-road parking for multiple vehicles and access to a garage.

The rear garden enjoys a desirable private aspect and features a patio seating area, a well-maintained artificial lawn and fenced boundaries, creating an attractive and low-maintenance outdoor space.

Ideally located close to highly regarded local schools (catchment areas to be checked), excellent transport links and a variety of local amenities, this property is perfectly suited to family life.

An internal viewing is highly recommended to fully appreciate the size, condition and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch

Hallway

Breakfast Kitchen

12' 1" max x 7' 9" max (3.68m x 2.36m)

Lounge Diner

20' 8" max x 10' 4" max (6.29m x 3.15m)

Utility Area

6' 7" x 5' 7" (2.01m x 1.70m)

First Floor Accommodation

Bedroom One

11' 3" into wardrobe x 10' 5" (3.43m x 3.17m)

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Bathroom

5' 9" x 5' 4" (1.75m x 1.62m)

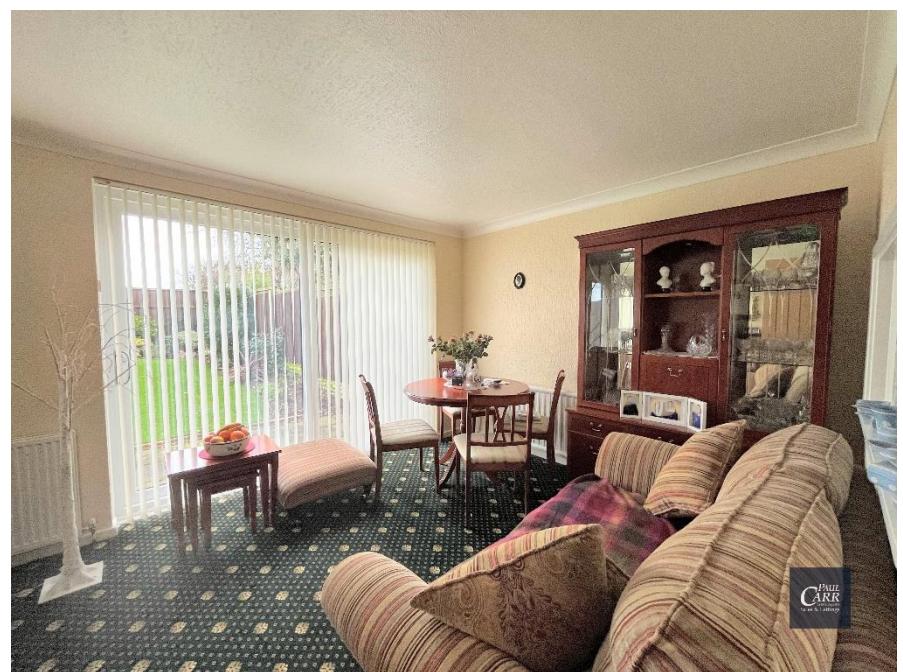
WC

5' 0" x 3' 0" (1.52m x 0.91m)

Outside

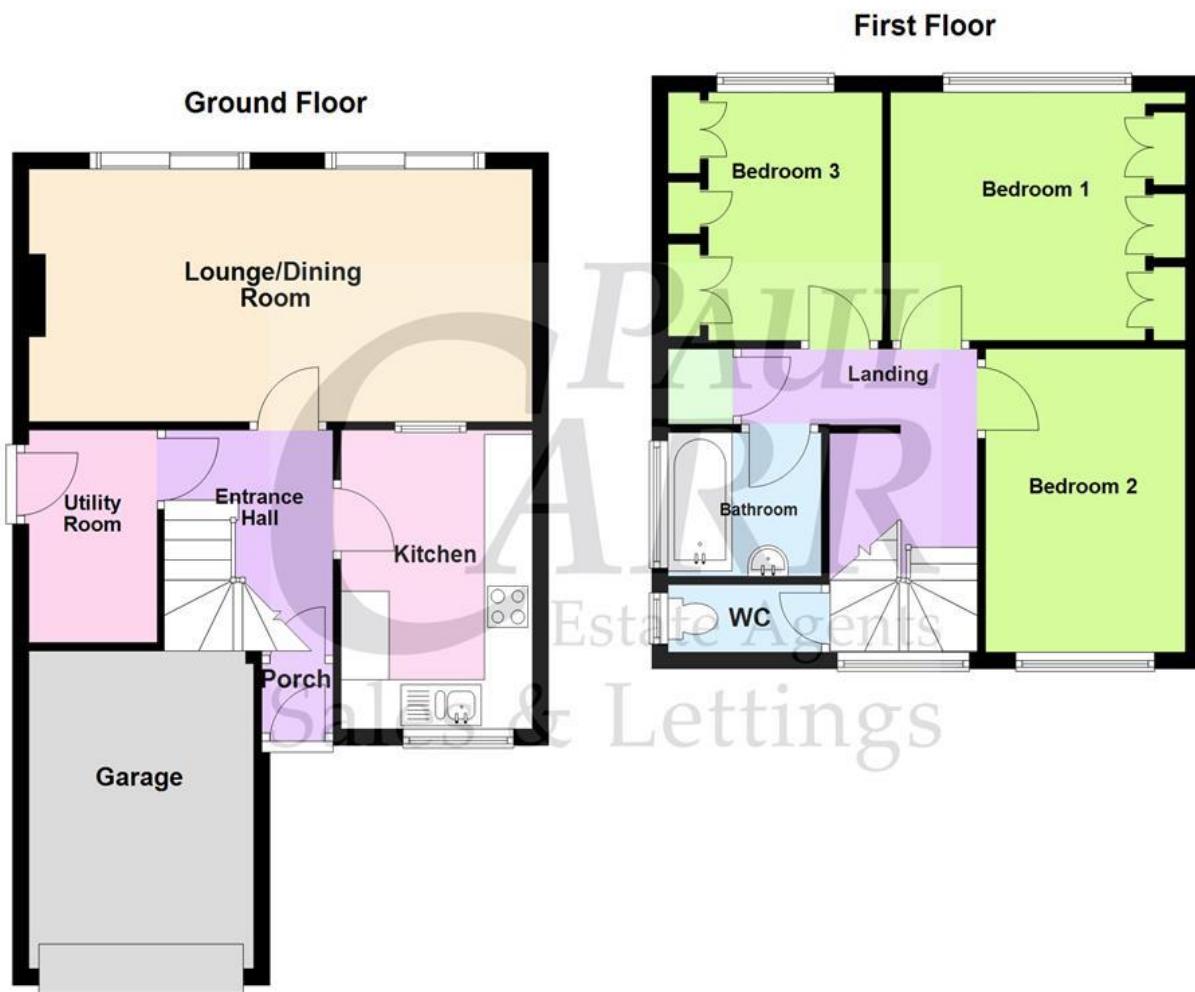
Garage (unmeasured)





Floor Plan

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

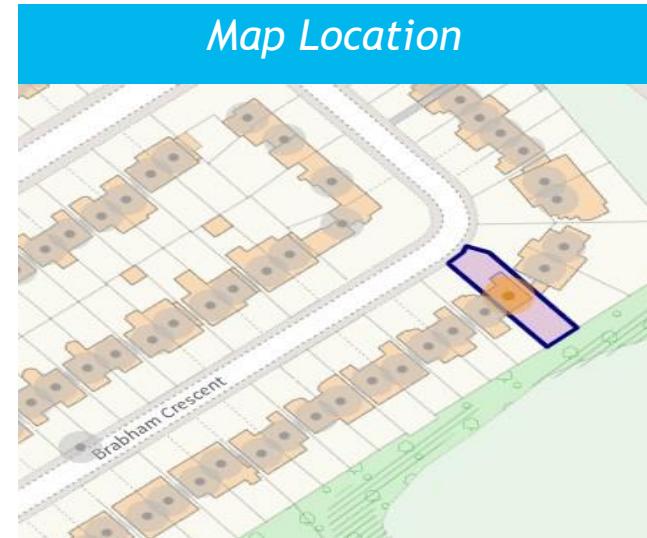


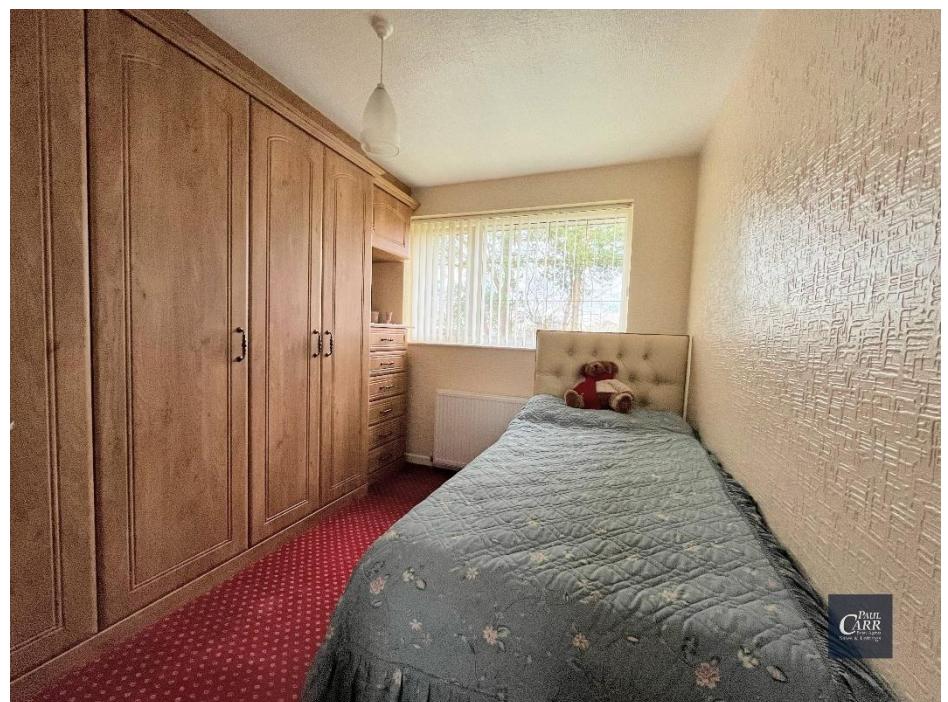
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Plan produced using PlanUp.

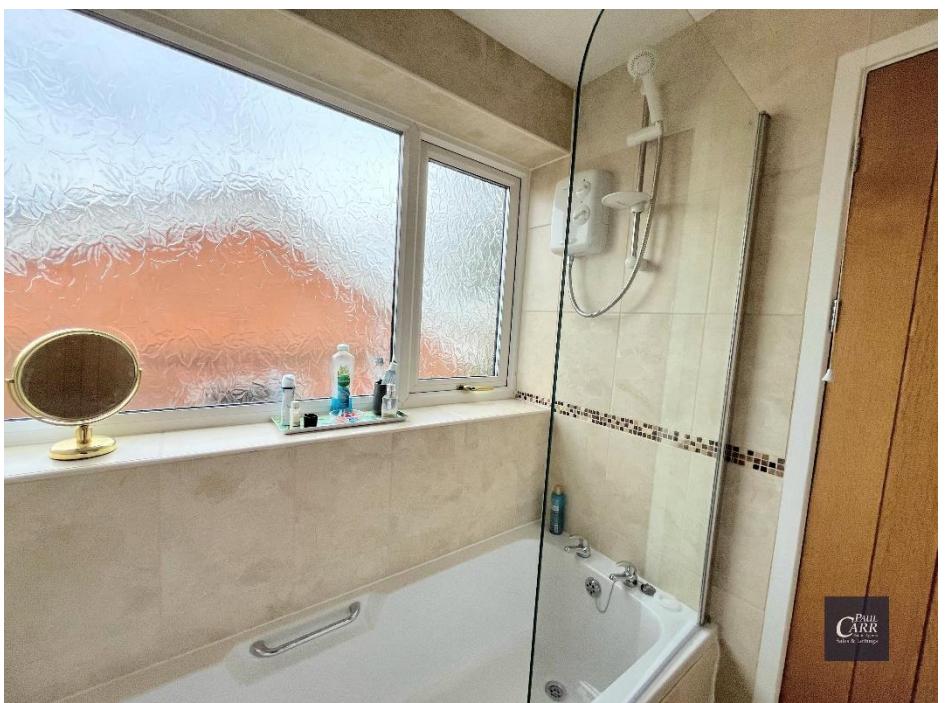
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	
69-80	C		
55-68	D	67 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.