



Aldridge Road, Streetly,  
Sutton Coldfield, B74 3TT

Offers in the Region Of £450,000

This stunning four bedroom detached family home is offered for sale boasting impressively presented and extending living space throughout.

Approached via a driveway with side access to an external single garage, the accommodation briefly comprises of a bright entrance porch and hall with downstairs W.C, leading into a cosy lounge with large bay window.

To the rear of the property is a stunningly presented and extended kitchen/diner, with fitted appliances, views of the rear garden, and ample entertainment/dining space for the family.

Upstairs is the main family bathroom, as well as four great size bedrooms, the two largest with newly fitted modern wardrobes.

Outside to the rear is a spacious garden with large social patio space, and lawn with fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Porch 5' 1" x 4' 5"  
(1.56m x 1.35m)

Hall

Lounge 14' 6" x 13' 1"  
(4.41m x 3.98m)

Kitchen/Diner 20' 2" x 18' 10"  
(6.15m x 5.75m)

Downstairs W.C.

### **First Floor Accommodation**

Bedroom One 14' 7" x 10' 7"  
(4.45m x 3.23m)

Bedroom Two 11' 1" x 10' 8"  
(3.37m x 3.25m)

Bedroom Three 10' 10" x 9' 5"  
(3.30m x 2.87m)

Bedroom Four 9' 3" x 7' 1"  
(2.83m x 2.16m)

Bathroom 6' 2" x 6' 2"  
(1.88m x 1.87m)

External Garage 16' 8" x 9' 1"  
(5.08m x 2.76m)

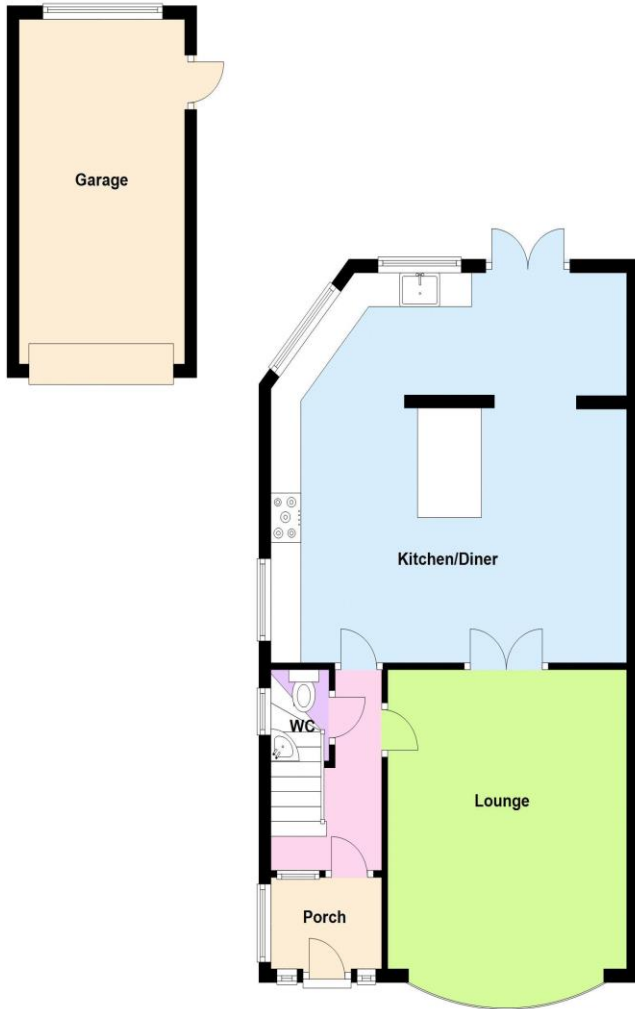




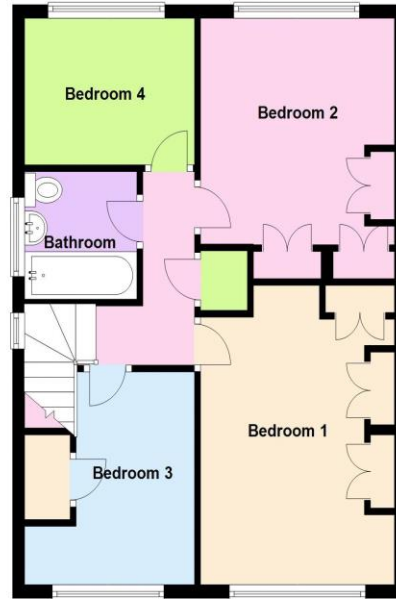
# Floor Plan

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

Ground Floor



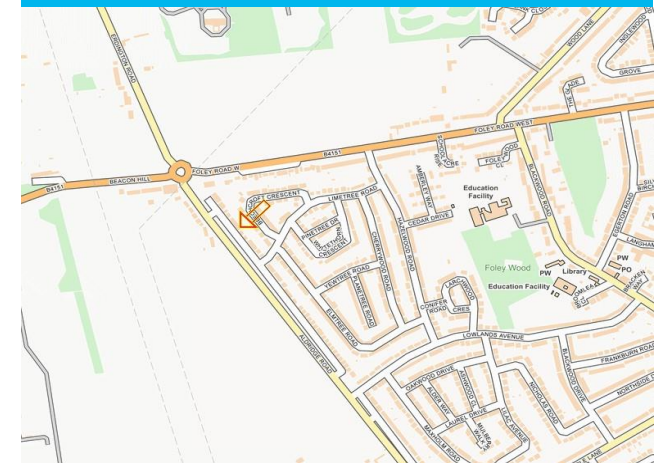
First Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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: 1st August 2022