



Aldridge Road, Streetly
Sutton Coldfield, B74 3TS

Offers Over £440,000

Approached via a newly paved driveway with external access to the garage, the accommodation briefly comprises of an entrance hall with access to the rear garden, leading through an impressively spacious reception hallway providing access to all key rooms.

There are two large double bedrooms to the fore, both with fitted wardrobes, and a modern shower room with walk-in shower.

To the rear is a bright lounge/diner and a conservatory providing ample living space, and a separate modern fitted kitchen/breakfast room with charming central island and fitted appliances.

Outside to the rear is a cosy garden with social patio space, neatly maintained lawn, and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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

15' 3" x 3' 0" (4.64m x 0.92m)

Hallway

23' 11" x 5' 9" (7.29m x 1.76m)

Lounge/Diner

18' 10" x 13' 11" (5.75m x 4.23m)

Conservatory

Kitchen

13' 10" x 9' 11" (4.22m x 3.01m)

Bedroom One

14' 9" x 9' 11" (4.49m x 3.01m)

Bedroom Two

14' 9" x 9' 11" (4.49m x 3.01m)

Shower Room

8' 4" x 6' 0" (2.53m x 1.82m)

Garage





Floor Plan

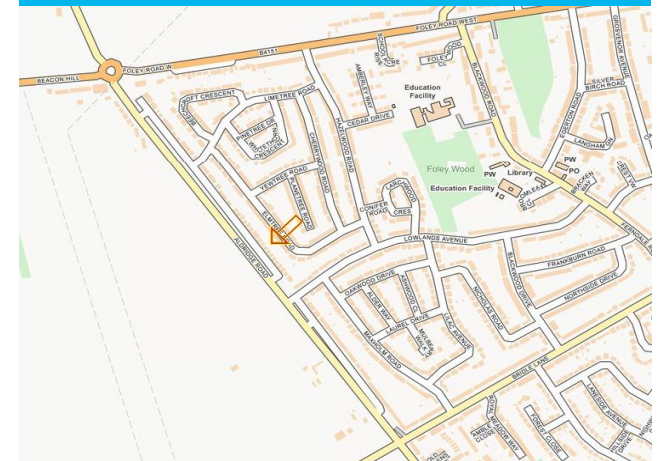
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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: 17/06/2024