



Aldridge Road, Streetly
Sutton Coldfield, B74 2DS

£425,000

Paul Carr Estate Agents are delighted to bring to market this beautifully presented and spacious four bedroom detached family home, which occupies a highly sought after location and being ideally placed for many reputable schools for children of all ages (catchments should be checked), excellent transport links and access to local amenities such as shops, and restaurants.

Having open countryside to the fore, this charming family home boasts accommodation comprising a welcoming reception hallway, offering a striking first impression which sets the tone for the rest of this wonderful property. From the hallway is a cosy lounge with window to the fore and open plan access to a beautifully presented with French doors opening out to the rear garden. There is a family orientated kitchen, having been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with work surface over, incorporating a sink unit with drainer and mixer taps, space for a Range style cooker and complementary tiling to walls. Leading on from the kitchen is a useful utility room with wall and base level units with sink unit and mixer taps, work surface and space and plumbing for an automatic washing machine and door leading to side. Completing the ground floor accommodation is a desirable study, offering versatile living space to suit your family's needs and a guest wc with low flush wc unit and hand wash basin.

On the first floor there is spacious landing with doors off to four, well proportioned bedrooms and bathroom. The master bedroom boasts an en-suite shower room, with a suite comprising low flush wc unit, hand wash basin and shower cubicle. The family bathroom is fitted with a suite comprising low flush wc unit, pedestal hand wash basin and bath with shower and shower screen and complementary tiling to walls.

Outside is a charming, well screened rear garden with decked patio area offering an ideal location for entertaining and al-fresco dining. Located to the rear of the property is a driveway which leads to the garage, with the garage having up and over door and door leading into rear garden.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electricity, gas, water & drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Entrance Hallway

Lounge 12' 11" x 10' 7" (3.93m x 3.22m)

Dining Room 9' 9" x 10' 1" (2.97m x 3.07m)

Kitchen Diner 14' 8" x 9' 9" (4.47m x 2.97m)

Utility Room

Guest wc 5' 5" x 2' 7" (1.65m x 0.79m)

First Floor Landing

Bedroom 1 13' 0" x 10' 11" (3.96m x 3.32m)

En-Suite Shower Room 8' 6" x 2' 10" (2.59m x 0.86m)

Bedroom 2 9' 10" x 11' 1" (2.99m x 3.38m)

Bedroom 3 10' 0" x 7' 11" (3.05m x 2.41m)

Bedroom 4 6' 6" x 11' 1" (1.98m x 3.38m)

Bathroom 6' 1" x 7' 10" (1.85m x 2.39m)

Outside

Garage 18' 4" x 8' 4" (5.58m x 2.54m)

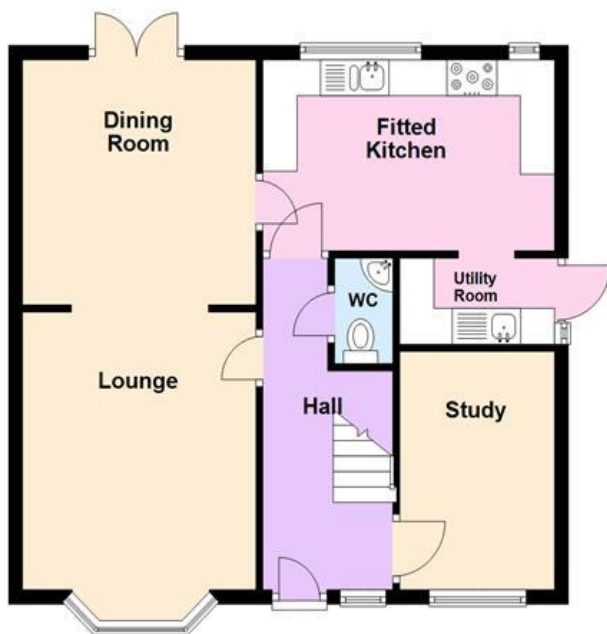
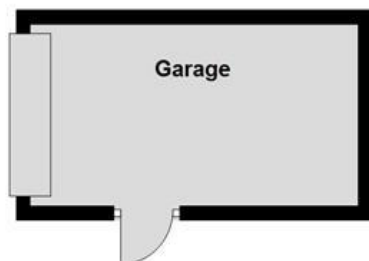




Floor Plan

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		82 B
69-80	C	70 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: