



Aldridge Road, Streetly  
Sutton Coldfield, B74 2DR

**£280,000**



Paul Carr Estate Agents are pleased to present this deceptively spacious and thoughtfully extended two-bedroom semi-detached family home, ideally located in a sought-after area of Streetly. Set back from the road, the property benefits from a neatly maintained front lawn, a driveway providing off-road parking, and access to a side garage and enclosed porch entrance.

Inside, the ground floor offers generous living space and comprises a welcoming entrance hallway with access to a guest WC, a well-appointed kitchen, and a spacious lounge. The kitchen is fitted with a range of matching wall and base units, complemented by contrasting worktops, with space for a freestanding cooker and additional white goods. The bright and airy lounge enjoys views over the rear garden and leads to a versatile second reception room, perfect for use as a playroom, home office, or dining space, depending on your needs.

Stairs from the lounge lead to the first floor. Upstairs, there are two well-proportioned double bedrooms and a beautifully re-fitted family bathroom. The bathroom features a panelled bath, separate shower cubicle, low flush WC, and a hand wash basin with built-in storage, finished with complementary splashback tiling.

To the rear, the property boasts a generous garden, mainly laid to lawn with a paved patio area, all enclosed by secure fencing—ideal for relaxing or entertaining.

An internal viewing is highly recommended to fully appreciate the space, layout, and standard of accommodation this lovely home 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](mailto:Streetly@paulcarrestateagents.co.uk)**





## Accommodation

Porch

Entrance Hall

Lounge/Dining Room

15' 9" x 13' 9" (4.80m x 4.19m)

Kitchen

7' 9" x 7' 3" (2.36m x 2.21m)

Study/Snug Room

15' 0" x 7' 5" (4.57m x 2.26m)

WC

Garage

17' 0" x 8' 2" (5.18m x 2.49m)

First Floor Landing

Bedroom One

13' 10" x 8' 3" (4.21m x 2.51m)

Bedroom Two

13' 10" x 7' 2" (4.21m x 2.18m)

Bathroom

7' 4" x 6' 4" (2.23m x 1.93m)

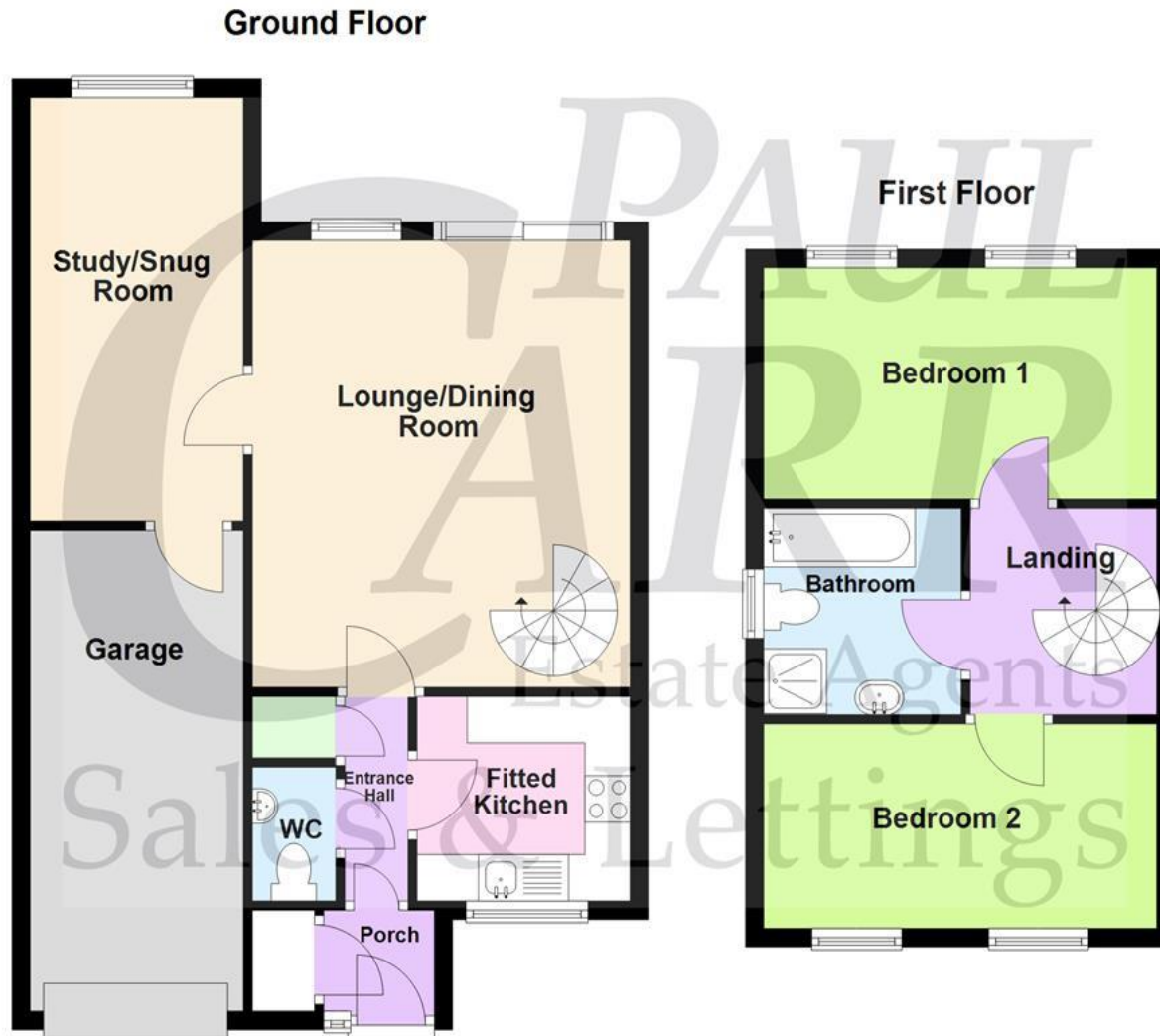






# Floor Plan

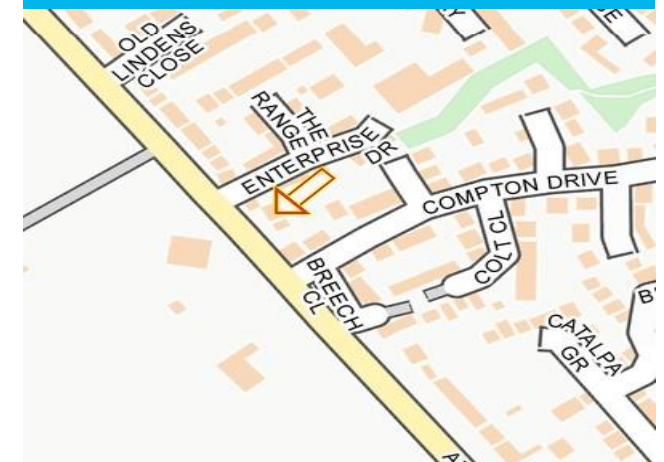
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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: 23rd April 2025