



Aldridge Road, Little Aston  
Sutton Coldfield, B74 3BQ

**Offers Over £690,000**

**A Spacious and Versatile Bungalow Offering Extensive Accommodation Across Two Floors** This generously proportioned bungalow offers an impressive amount of living space, ideal for families or those seeking flexibility and comfort.

Upon entering, you're welcomed into a spacious living room, perfect for relaxing or entertaining. To the rear, a modern breakfast kitchen provides ample room for cooking and casual dining, with a utility room nearby for added convenience. A ground floor WC is also provided. To the front of the property, you'll find a versatile dining/snug area, ideal for formal meals, a second sitting room, or even a home office. Bedroom one is exceptionally large and benefits from its own ensuite, creating a luxurious retreat. Also on the ground floor is Bedroom four, which can serve as a guest room, study, or nursery.

Upstairs, the home continues with Bedroom two, another generously sized room complete with its own ensuite bathroom. A further Bedroom three completes the accommodation, ideal for children or guests.

Externally, the property features an attached garage, offering secure storage or parking. The rear garden provides a high degree of privacy and enjoys a patio area for outdoor seating.

Ideally positioned close to Little Aston Primary School located on Forge Lane and within easy reach of local amenities in Little Aston, Aldridge and Sutton Coldfield. This house must be viewed to be appreciated.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Living Room 5.74m (18'10") x 5.33m (17'6")

Dining Room/Snug 4.32m (14'2") x 3.66m (12')

Breakfast Kitchen 8.46m (27'9") x 3.35m (11')

Utility 3.05m (10') x 2.24m (7'4")

WC

Bedroom 1 3.86m (12'8") x 2.00m (6'7")

En-suite

Bedroom 4 3.86m (12'8") x 3.61m (11'10")

Bathroom

WC

Garage

Lobby

Landing

Bedroom 2 7.54m (24'9") max x 5.92m (19'5")

En-suite

Bedroom 3 6.60m (21'8") x 5.39m (17'8")

Storage





# Floor Plan

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

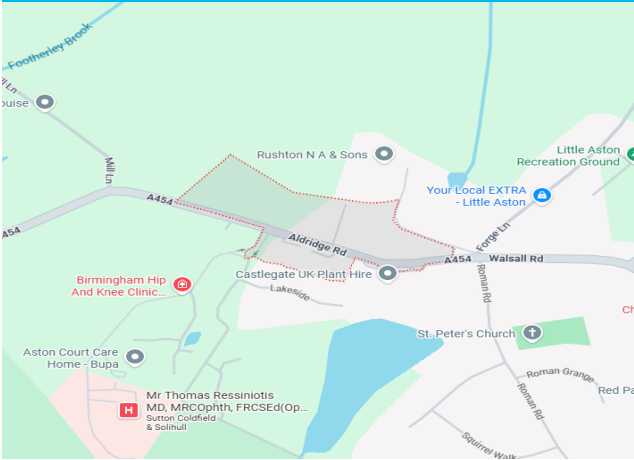


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Plan produced using PlanUp

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 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: