

# HUNTERS®

HERE TO GET *you* THERE

56 Aldridge Road, Streetly, Sutton Coldfield, B74 3TS

£439,950

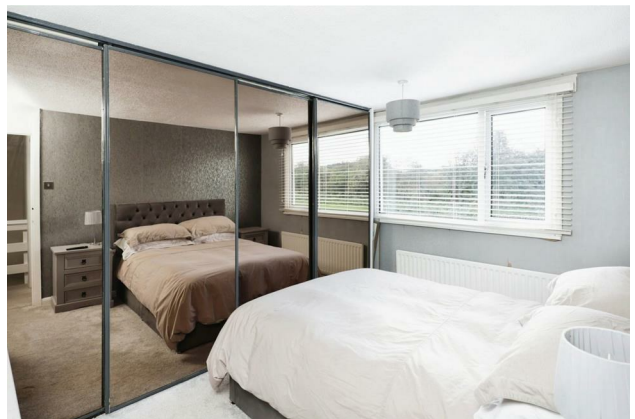
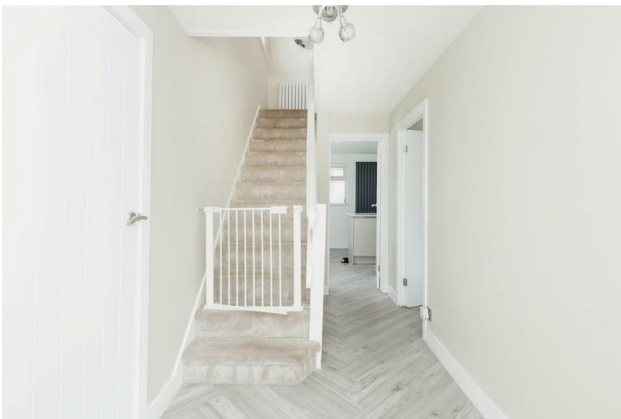
Property Images



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## Property Images



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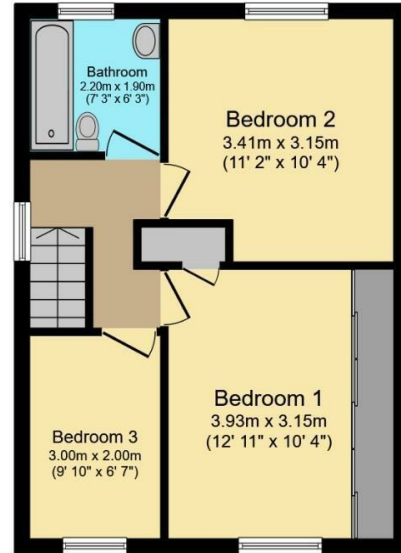
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## Property Images





**Ground Floor**



**First Floor**

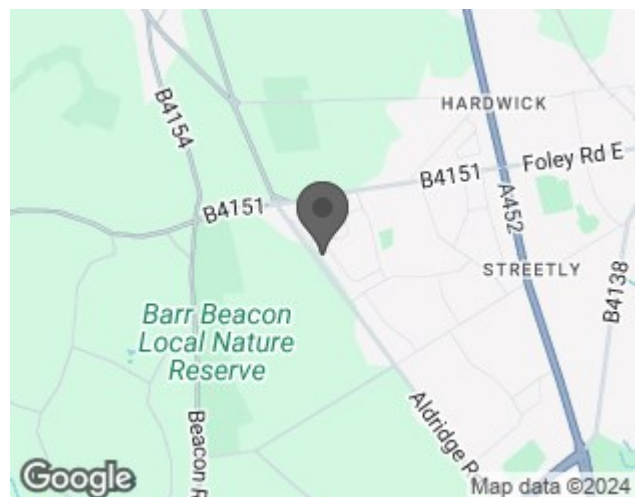
Total floor area 99.8 m<sup>2</sup> (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Summary

Superbly located behind a secluded service road and enjoying terrific rural views to front, this spaciouly arranged, considerably improved and immaculately presented family semi detached occupies a very convenient position, ideal for local schools, shops and bus services. The double glazed accommodation which has new radiators and a combi boiler fitted in 2020 simply must be seen to be fully appreciated.

The property briefly comprises; impressive reception hall with understairs cupboard, downstairs bedroom 4 with luxury white shower room ensuite, attractive living room with feature fireplace, luxury kitchen/breakfast room refitted with granite work surfaces and central island sink, double oven, 5 ring induction hob and extractor, dishwasher and twin fridge/freezers, double glazed conservatory with tiled floor, separate utility with matching units and Baxi combi boiler.

First floor, landing with hatch and ladder to boarded loft, 3 excellent bedrooms, bedrooms 2 and 3 with wardrobes and refitted white family bathroom with roll top bath and separate shower.

Outside, front garden with double width block paved drive and landscaped rear garden with lawn, patio, fenced surround and rear patio.

## Features

- Stunningly improved family semi detached • 4 bedrooms • Luxury refitted kitchen/breakfast room • Conservatory • Refitted bathroom with separate shower • Utility • Fabulous views to front • Council Tax Band D