



Aldridge Road, Streetly  
Sutton Coldfield, B74 3TU

**Offers Over £475,000**

Situated on the ever-popular Aldridge Road, this attractive four-bedroom detached family home enjoys a convenient position with beautiful countryside views to the rear.

The property is approached via an on/off driveway and benefits from a useful carport, providing excellent off-road parking facilities. Upon entering, you are welcomed by a spacious and inviting entrance hallway that sets the tone for the accommodation throughout. To the front of the property is a bright and airy lounge/dining room, enhanced by attractive bay windows that allow plenty of natural light to flood the space. To the rear, the kitchen/breakfast room overlooks the garden and surrounding countryside, creating a pleasant setting for everyday family life. The ground floor further benefits from a practical utility room and a convenient shower room.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, comprising three comfortable double rooms and a generous single. Bedroom three (please refer to the floorplan) enjoys particularly impressive views across the countryside and features a Juliet balcony, providing a wonderful vantage point. The family bathroom is modern in design and well suited to family living, offering a P-shape bath with overhead shower, low-flush WC and hand wash basin.

The loft space has been boarded, plastered and fitted with lighting, creating a clean and highly useful storage area.

Externally, the rear garden is a fantastic size and provides an excellent space for families and outdoor entertaining. It features a patio area, a lawned garden with mature shrubbery, and of course the delightful countryside views beyond. The property also features a convenient EV car charger located within the carport, which will remain for the new owner.

Conveniently located within close proximity to reputable local schools, public transport links and a range of amenities, this property would make an ideal purchase for a young or growing family.

Internal viewing is highly recommended.

**Tenure: We can confirm the property is Freehold.**

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

### Entrance Hall

15' 2" x 7' 2" (4.62m x 2.18m)

### Lounge/Dining Room

24' 0" x 11' 11" (7.31m x 3.63m)

### Kitchen/Breakfast Room

12' 4" (max) x 16' 5" (max) (3.76m x 5.00m)

### Utility Room

7' 11" x 4' 10" (2.41m x 1.47m)

### Ground Floor Shower Room

7' 11" x 3' 10" (2.41m x 1.17m)

### First Floor Landing

### Bedroom One

11' 8" x 10' 0" (3.55m x 3.05m)

### Bedroom Two

11' 7" x 10' 0" (3.53m x 3.05m)

### Bedroom Three

15' 5" (max) x 8' 0" (4.70m x 2.44m)

### Bedroom Four

7' 6" x 8' 6" (2.28m x 2.59m)

### Bathroom

8' 1" x 7' 6" (2.46m x 2.28m)



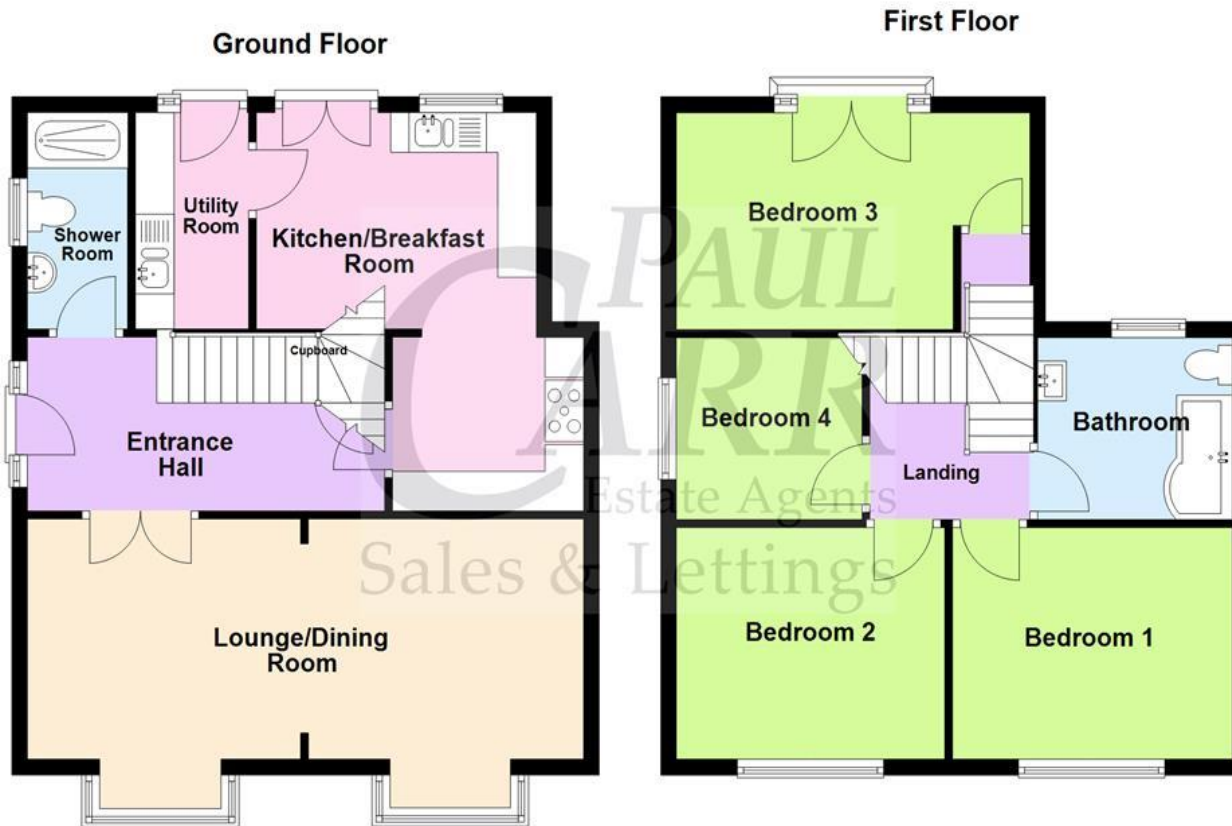






# Floor Plan

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

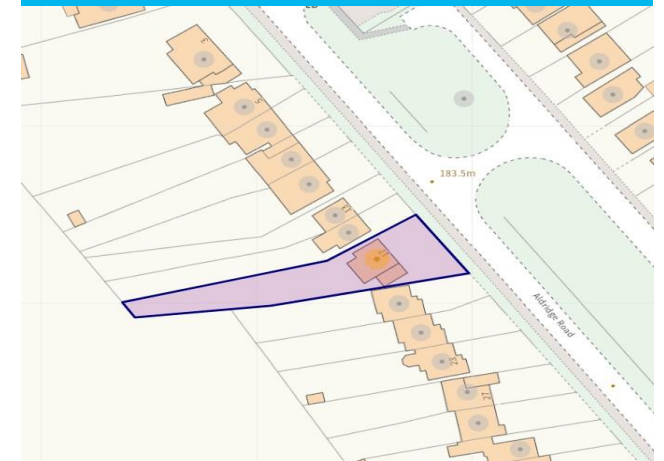


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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: 13th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.