



Aldridge Road, Streetly
Sutton Coldfield, B74 3TP

Offers in Excess of £350,000

Occupying a highly sought-after position on the ever-popular Aldridge Road in Streetly, this beautifully presented three-bedroom semi-detached family home enjoys wonderful open views to the front and offers spacious, well-appointed accommodation throughout.

Ideally situated for reputable local schools, excellent public transport links and a wide range of local amenities, the property is perfectly suited to growing families and commuters alike.

Approached via a driveway providing off-road parking, the accommodation begins with an enclosed porch leading into a welcoming entrance hall.

To the front of the property is a spacious reception room, whilst to the rear a generous lounge/dining room provides an ideal space for both family living and entertaining.

The fitted kitchen is complemented by a useful utility room, ground floor WC and internal access to the garage.

The current owner has undertaken a number of improvements throughout the property, including the removal of the chimney breast to create additional living space, complete redecoration, the installation of a modern fitted shower room, and various further upgrades, resulting in a home that is ready for immediate occupation.

To the first floor, a landing gives access to three well-proportioned bedrooms, comprising two doubles and a single bedroom, all serviced by a stylish and contemporary shower room.

Externally, the rear garden offers a private and tranquil setting, featuring a paved patio area ideal for outdoor dining, a lawned garden and an attractive variety of mature shrubs, trees and bushes providing both privacy and a pleasant outlook.

Offering spacious accommodation, a prime residential location and a host of recent improvements, this excellent family home must be viewed internally to be fully appreciated.

Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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



Ground Floor Accommodation

Porch 4' 0" x 6' 7"
(1.22m x 2.01m)

Entrance Hall 14' 4" x 6' 2"
(4.37m x 1.88m)

Lounge/Dining Room 16' 5" (max) x 11' 10" (max)
(5.00m x 3.60m)

Reception Room 13' 6" x 11' 10"
(4.11m x 3.60m)

Kitchen 13' 0" x 8' 5" (max)
(3.96m x 2.56m)

Utility Room 12' 7" x 7' 0"
(3.83m x 2.13m)

Ground Floor WC

Garage 14' 9" x 8' 0"
(4.49m x 2.44m)

First Floor Accommodation

Bedroom One 13' 11" (into bay) x 10' 2" (to wardrobe)
(4.24m x 3.10m)

Bedroom Two 10' 5" x 12' 1"
(3.17m x 3.68m)

Bedroom Three 7' 5" x 6' 4"
(2.26m x 1.93m)

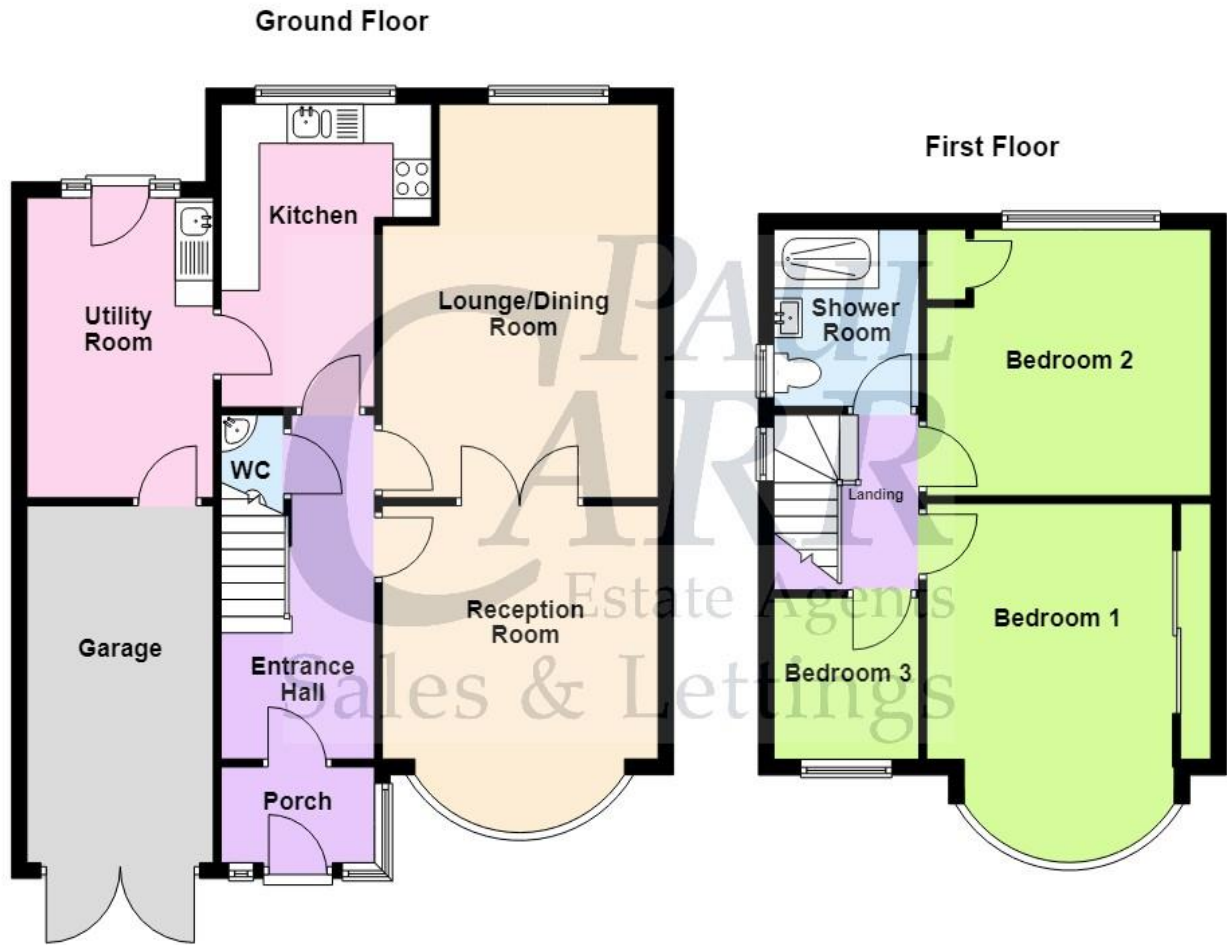
Shower Room 7' 1" x 6' 0"
(2.16m x 1.83m)





Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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:

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.

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