



Croxton Court, Aldridge Road, Streetly  
Sutton Coldfield, B74 2DS

**£150,000**

This well presented two-bedroom second-floor apartment enjoys a sought-after position at the top of Bridle Lane on Aldridge Road in Streetly, conveniently located for popular local schools (catchments should be checked), local amenities and transport links.

Accessed via a residents-only parking area, the property also benefits from an allocated single garage.

Offering deceptively spacious accommodation throughout, the apartment is entered through a welcoming hallway with a useful storage cupboard and doors leading to the principal rooms. The bright and generously sized lounge/diner provides an excellent living and entertaining space, enhanced by delightful views across open fields, and flows seamlessly into the modern fitted kitchen.

The kitchen also enjoys attractive countryside views and is fitted with a range of wall and base units with complementary work surfaces, an integrated oven, hob and extractor fan, along with space and plumbing for a washing machine and additional white goods.

The spacious master bedroom features fitted wardrobes providing ample storage, while the second bedroom is also well proportioned and versatile in use. Completing the accommodation is a bathroom comprising a low-flush WC, wash hand basin and a bath.

Externally, the property is set within well-maintained communal grounds and benefits from a residents-only shared parking area together with an allocated garage.

Tenure: We can confirm the property is Leasehold – Approximately 48 years remaining

Ground Rent: £50.00 per annum

Service Charge: £1340.00 annum

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: 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)



***Entrance Hall***

***Lounge Diner***

***16' 8" x 12' 2" (5.08m x 3.71m)***

***Kitchen***

***10' 4" max x 6' 9" max (3.15m x 2.06m)***

***Bedroom 1***

***11' 8" to wardrobes x 8' 9" (3.55m x 2.66m)***

***Bedroom 2***

***10' 1" into wardrobes x 8' 4" (3.07m x 2.54m)***

***Bathroom***

***7' 2" max x 6' 0" max (2.18m x 1.83m)***



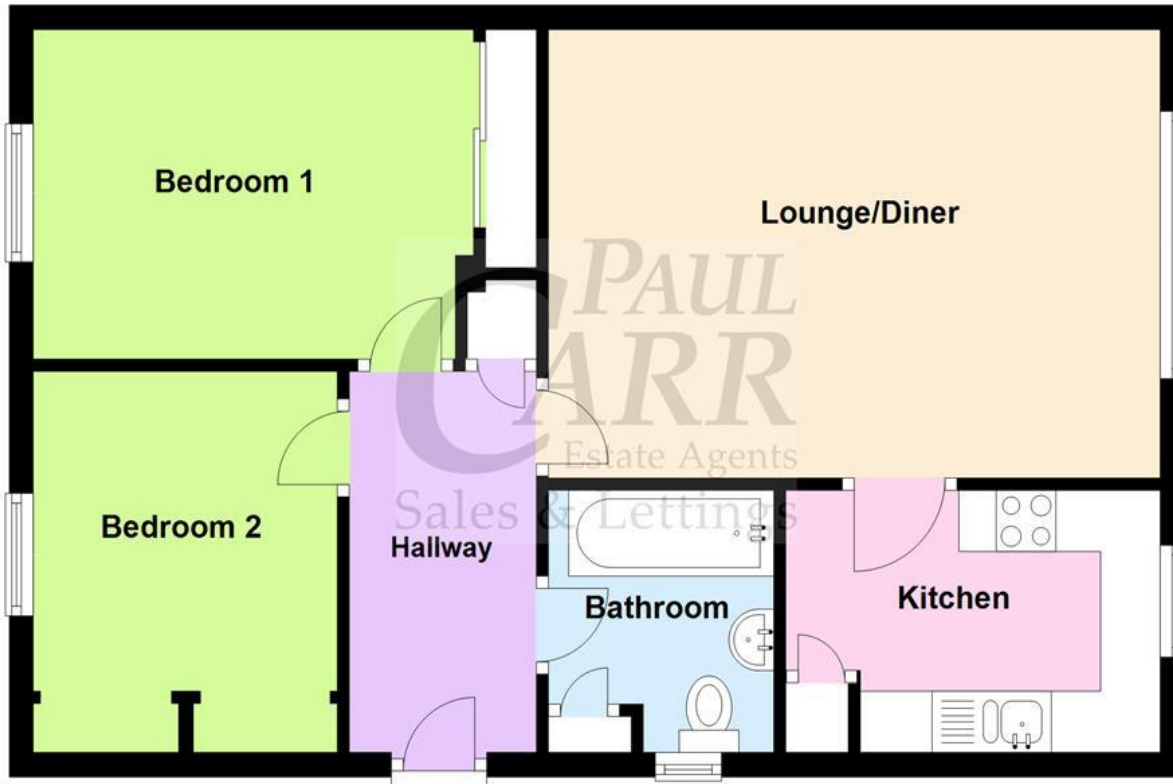


# Floor Plan

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

## Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



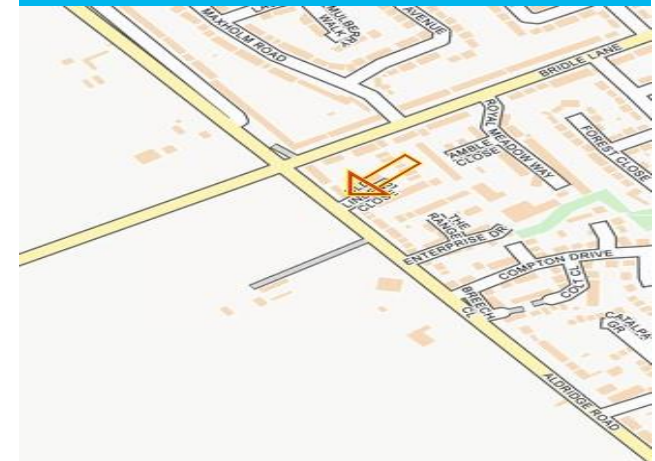
Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.