



Aldridge Road, Streetly
Sutton Coldfield, B74 2DT

Offers Over £280,000

Streetly

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Paul Carr Estate Agents are delighted to bring to market this well presented and deceptively spacious three-bedroom semi-detached family home, positioned in a popular and well sought after part of Streetly.

Being ideally located for popular local schooling (catchments should be checked), transport links and local amenities and set back from the road with stunning views to fore.

The ground floor accommodation boasts a welcoming dining area, lounge with views to fore, fitted kitchen, and sitting room which offers versatile living space to suit your needs.

On the first floor, we have three well-proportioned bedrooms, further study/storeroom and family bath with a suite comprising low flush wc unit, pedestal hand wash basin and bath with shower over and screen.

Outside to fore there is a block paved, multi-vehicle driveway and to rear there is a beautifully manicured rear garden with patio area, laid mainly to lawn, pathway leading to rear access and enclosed boundaries.

There is also a garage in a separate block, accessed via Hundred Acre Road.

Viewing is considered essential to appreciate the size and standard of accommodation on offer.





Property Specification

WELL PRESENTED AND DECEPTIVELY SPACIOUS
THREE WELL PROPORTIONED BEDROOMS
LOUNGE AND DINING AREA
KITCHEN
FURTHER SITTING ROOM/RECEPTION ROOM

Dining area
10' 2" x 7' 3" (3.10m x 2.21m)

Lounge
12' 3" x 10' 4" (3.73m x 3.15m)

Fitted Kitchen
11' 6" x 8' 3" (3.50m x 2.51m)

Sitting Room/Reception Room
10' 3" x 9' 4" (3.12m x 2.84m)

Bedroom 1
10' 4" x 9' 4" (3.15m x 2.84m)

Bedroom 2
9' 4" x 9' 5" (2.84m x 2.87m)

Bedroom 3
10' 6" x 8' 1" (3.20m x 2.46m)

Study Area/Store Room
6' 2" x 5' 5" (1.88m x 1.65m)

Family Bathroom
8' 3" x 6' 4" (2.51m x 1.93m)

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: 12th January 2024

Viewer's Note:

Services connected: Gas, electric, drainage and water

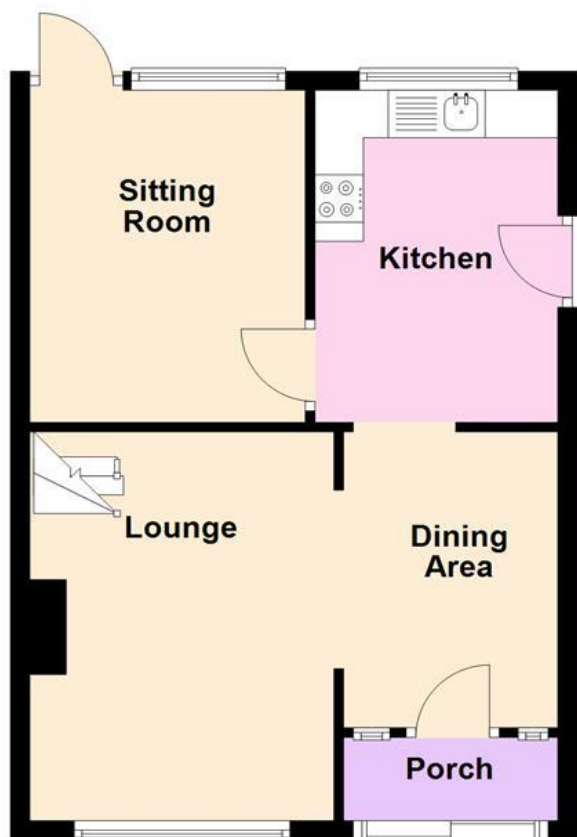
Council tax band: C

Tenure: Freehold

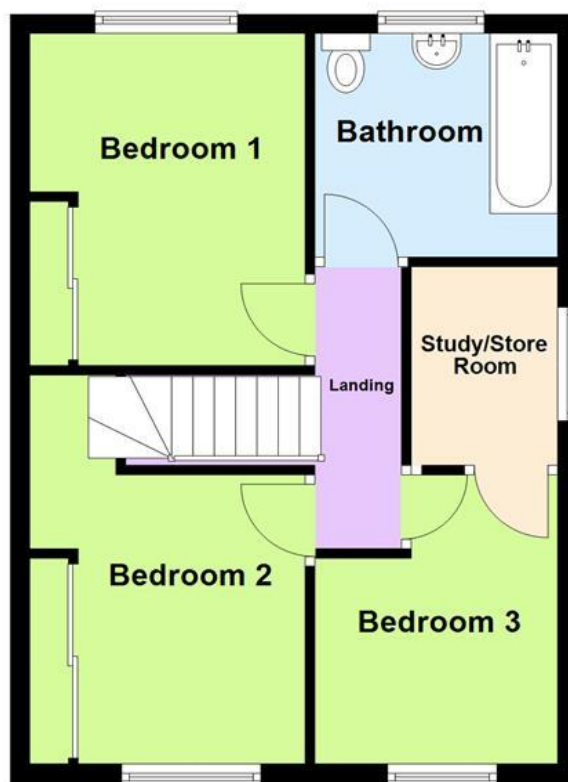
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

