



Aldridge Road, Streetly  
Sutton Coldfield, B74 3TP

£425,000

Positioned along a convenient service road on Aldridge Road, this beautifully extended four-bedroom semi-detached family home offers generous living space, ideal for modern family life. To the front, the property boasts a substantial block paved driveway providing ample off-road parking for multiple vehicles, complete with a convenient EV charging point.

An entrance porch leads into a welcoming hallway, setting the tone for the spacious and well-presented accommodation throughout. The front lounge features a charming bay window, creating a bright yet cosy living space, while to the rear, the property has been thoughtfully extended to provide an impressive open-plan kitchen/dining room, ideal for both everyday living and entertaining. Additional ground floor benefits include a utility room, a convenient WC, and access to an integral garage.

Upstairs, the property has been cleverly redesigned and extended to maximise space and comfort for a growing family. The standout master bedroom enjoys high ceilings, built-in wardrobes, and a luxurious four-piece en-suite bathroom, complete with a freestanding bath, separate shower, low flush WC, and his-and-hers sinks. There are two further generously sized double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom featuring a separate double shower, Japanese smart toilet, omni-tub bath, and wash hand basin.

Externally, the rear garden provides a private and tranquil retreat, offering a patio seating area, a well-maintained lawn, and a variety of mature trees and shrubs, all enclosed by fencing for added privacy. Ideally located close to well-regarded local schools, excellent transport links, and a range of amenities, this superb home combines space, style, and convenience.

Internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

**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](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Entrance Porch

6' 9" x 4' 1" (2.06m x 1.24m)

### Entrance Hall

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

### Lounge

17' 1" (into bay) x 11' 9" (5.20m x 3.58m)

### Kitchen/Dining Room

17' 4" x 13' 4" (5.28m x 4.06m)

### Utility Room

13' 4" x 7' 11" (4.06m x 2.41m)

### WC

3' 6" x 3' 8" (1.07m x 1.12m)

### Garage

18' 0" x 9' 3" (5.48m x 2.82m)

## First Floor Landing

### Bedroom One

16' 10" x 8' 6" (5.13m x 2.59m)

### En-Suite

10' 1" x 7' 9" (3.07m x 2.36m)

### Bedroom Two

13' 2" (into bay) x 10' 11" (4.01m x 3.32m)

### Bedroom Three

10' 4" x 11' 10" (3.15m x 3.60m)

### Bedroom Four

7' 2" x 7' 1" (2.18m x 2.16m)

### Bathroom

10' 4" x 6' 8" (3.15m x 2.03m)





# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Performance Rating

**NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE**

## Map Location











### Agent's Note:

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