



Aldridge Road, Streetly,
Sutton Coldfield, B74 3TS

Offers in the Region Of £440,000

Approached via a newly paved driveway with external access to the garage, the accommodation briefly comprises of an entrance hall with access to the rear garden, leading through an impressively spacious reception hallway providing access to all key rooms.

There are two large double bedrooms to the fore, both with fitted wardrobes, and a modern shower room with walk-in shower.

To the rear is a bright lounge/diner providing ample living space, and a separate modern fitted kitchen/breakfast room with charming central island and fitted appliances.

Outside to the rear is a cosy garden with social patio space, neatly maintained lawn, and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

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

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



Accommodation

Entrance Hall 15' 3" x 3' 0"
(4.64m x 0.92m)

Hallway 23' 11" x 5' 9"
(7.29m x 1.76m)

Lounge/Diner 18' 10" x 13' 11"
(5.75m x 4.23m)

Kitchen 13' 10" x 9' 11"
(4.22m x 3.01m)

Bedroom One 14' 9" x 9' 11"
(4.49m x 3.01m)

Bedroom Two 14' 9" x 9' 11"
(4.49m x 3.01m)

Shower Room 8' 4" x 6' 0"
(2.53m x 1.82m)

Garage





Floor Plan

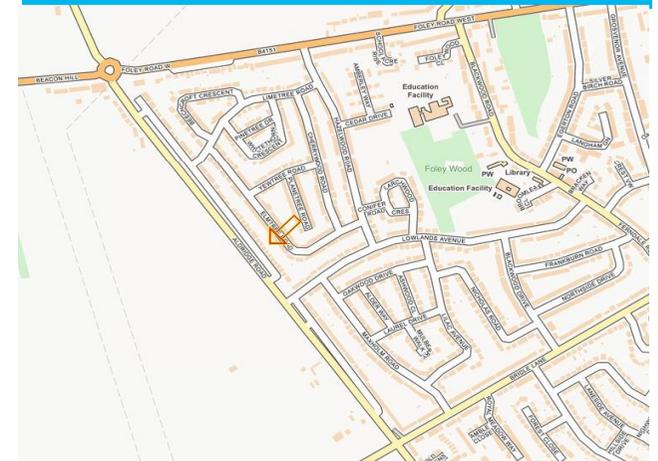
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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 17th 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.