



Aldridge Road, Streetly,  
Sutton Coldfield, B74 3TT

**Offers in the Region Of £305,000**



This well presented and improved three bedroom semi-detached family home, sits within close distance of St Annes Catholic School, Blackwood Primary School and Streetly Academy (school catchments should be checked) and is being offered for sale with no upward chain.

In brief, the accommodation comprises of an entrance hallway, guest W.C, lounge, kitchen/diner, three well proportioned bedrooms and a family bathroom. The property benefits from double glazing & gas central heating (both where specified).

Outside the property is positioned on a slip road with driveway and fore garden, garage via shared driveway and rear garden.

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





### **Ground Floor Accommodation**

Porch

Hallway

WC

Lounge 12' 9" x 10' 9"  
(3.88m x 3.27m)

Kitchen/Diner 16' 11" x 11' 3"  
(5.15m x 3.43m)

Garage

### **First Floor Accommodation**

Landing

Bedroom One 12' 10" x 10' 9"  
(3.91m x 3.27m)

Bedroom Two 9' 7" x 9' 3"  
(2.92m x 2.82m)

Bedroom Three 9' 4" x 6' 6"  
(2.84m x 1.98m)

Bathroom









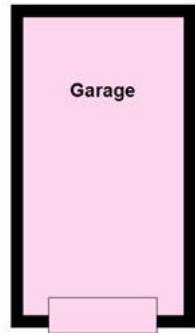




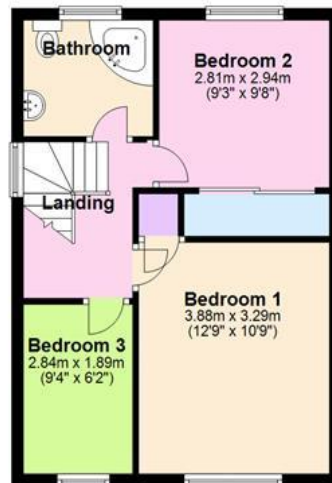
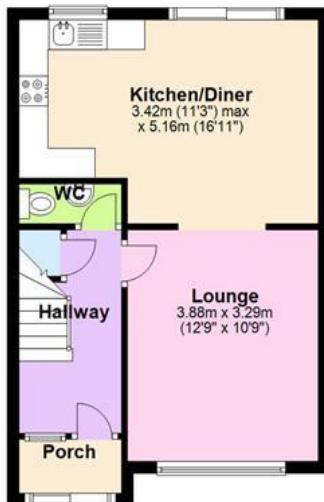
## Floor Plan

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

### Ground Floor



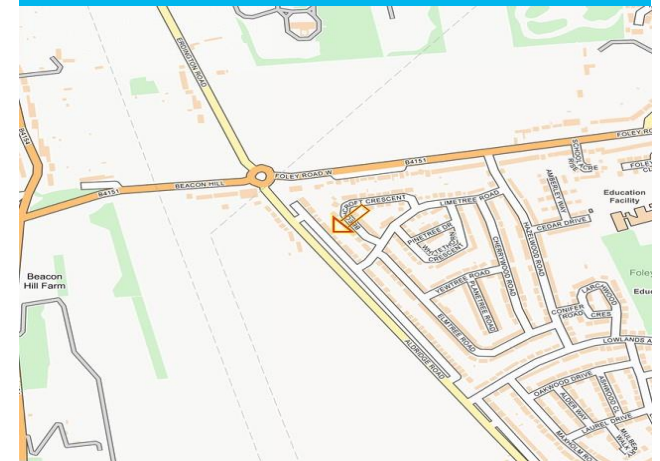
### First Floor



### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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: 7th August 2023