



Aldridge Road, Streetly,  
Sutton Coldfield, B74 2DR

**Offers Over £275,000**



Paul Carr Estate Agents are delighted to bring to market this deceptively spacious, extended two bedroom semi-detached family home, located in a prime Streetly location.

The property is set back from the road with fore garden laid to lawn and driveway leading to side garage and front porch door.

The deceptively spacious ground floor accommodation comprises hallway, with doors off to the guest wc, fitted kitchen and spacious lounge.

The kitchen has been thoughtfully fitted to comprise a range of matching wall and base level units with contrasting work surface over, incorporating a stainless steel sink unit with drainer and taps over, space for a freestanding cooker and space for further white goods.

Off the hallway, there is a spacious lounge with impressive views to rear garden, stairs to first floor landing and door leading to reception room two/playroom. Offering versatile living space, the second reception/playroom can be utilised to suit your needs.

On the first floor we have two double bedrooms, and re-fitted family bathroom. The family bathroom has been beautifully re-fitted to comprise a low flush wc unit, hand wash basin with storage below, shower cubicle and panelled bath, with complimentary splash back to walls.

To the rear of the property there is a generous rear garden, laid mainly to lawn with patio area and enclosed boundaries.

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

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains gas, electric, water and 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

Entrance Hallway

Guest WC

Fitted Kitchen 7' 9" x 7' 3"  
(2.36m x 2.21m)

Lounge 15' 9" x 13' 9"  
(4.80m x 4.19m)

Dining Room/Play Room 15' 0" x 7' 9"  
(4.57m x 2.36m)

### **First Floor Accommodation**

Bedroom One 14' 4" x 8' 2"  
(4.37m x 2.49m)

Bedroom Two 14' 4" x 7' 1"  
(4.37m x 2.16m)

Bathroom 6' 4" x 7' 4"  
(1.93m x 2.23m)

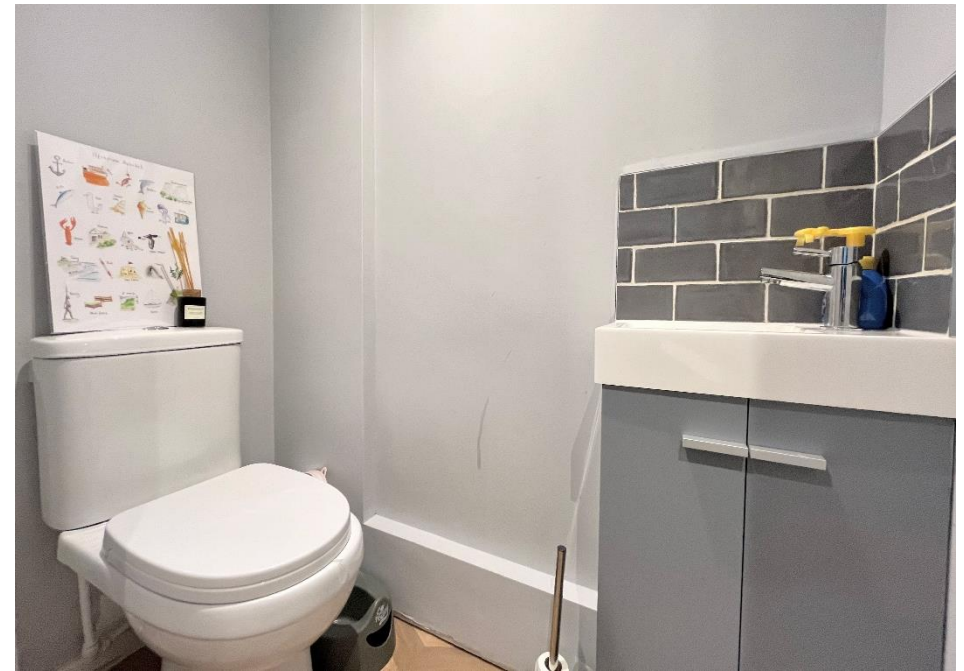
### **Outside**

Side Garage 17' 0" x 7' 9"  
(5.18m x 2.36m)

Rear Garden









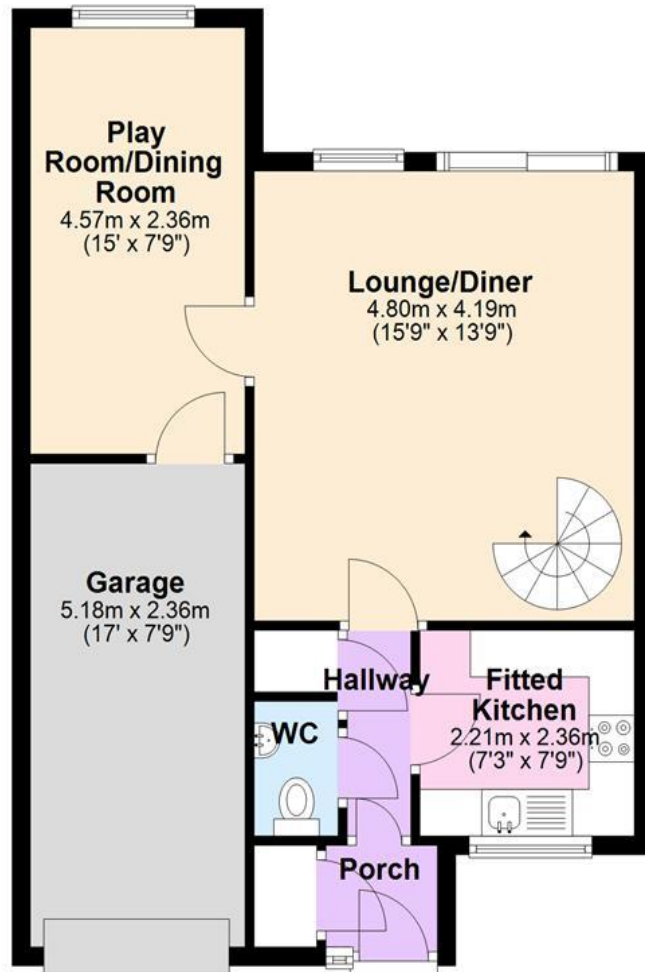




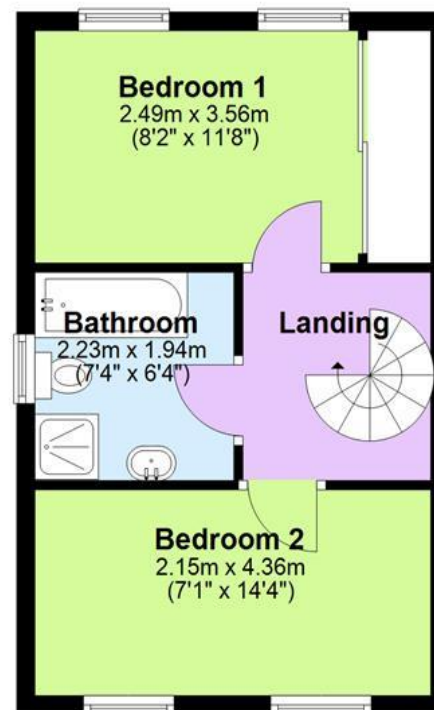
# Floor Plan

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

Ground Floor



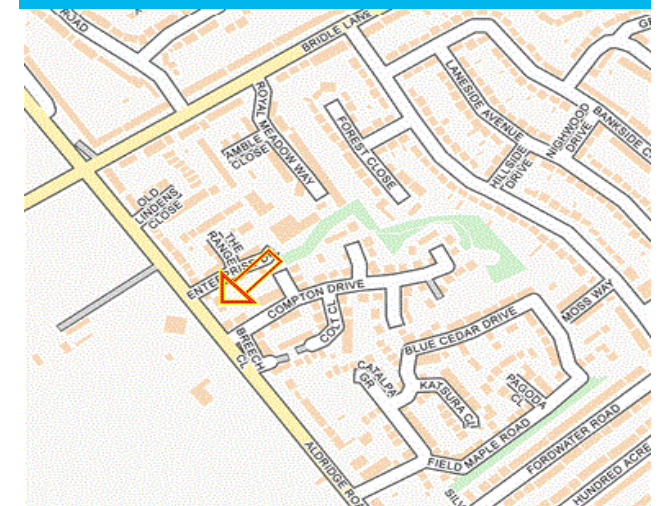
First Floor



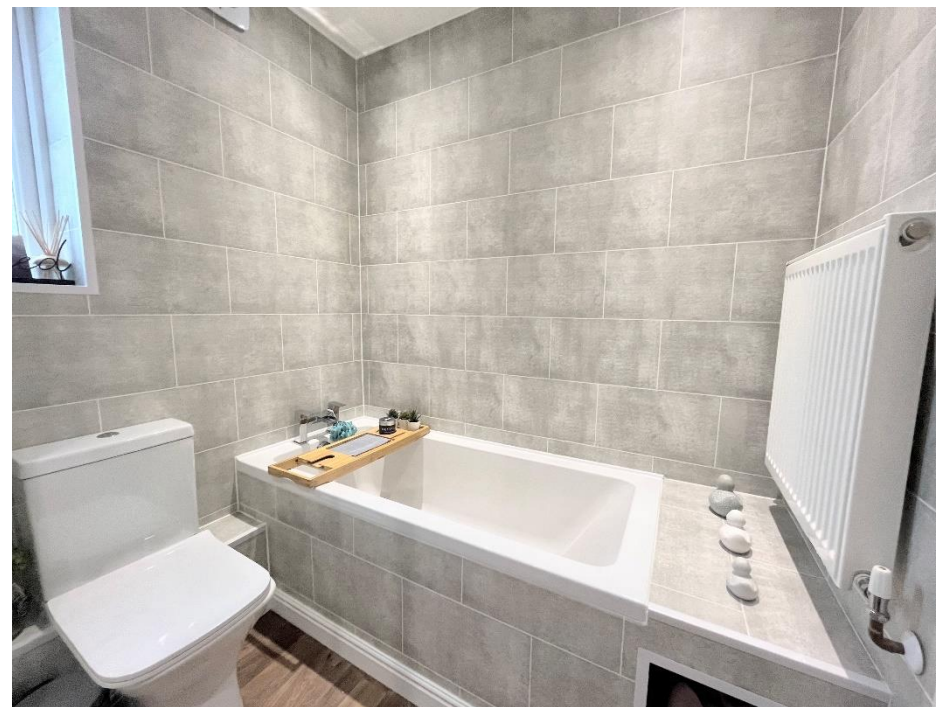
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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: 23<sup>rd</sup> November 2023