



Aldridge Road, Streetly,  
Sutton Coldfield, B74 3TT

£310,000



Welcome to Aldridge Road, a three bedroom semi detached house being sold with no upwards chain!

The property is situated in a desirable location and has excellent public transport links nearby, as well as being within close proximity to reputable local schools and convenient shops.

In brief, the property comprises an entrance porch leading to a welcoming entrance hall, spacious through lounge/dining room, kitchen with door to rear garden, first floor landing, three bedrooms all which have built in wardrobes/storage space and a modern fitted shower room.

To the front of the property is a driveway providing off road parking, and extra parking available to the side of the house, which leads to the detached garage to rear.

An enclosed rear garden, with a patio area, lawned and mature shrubbery borders complete this wonderful family home.





### 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: 29th May 2024

## Property Specification

THREE BEDROOM SEMI DETACHED HOME  
NO ONWARDS CHAIN  
THROUGH LOUNGE/DINING ROOM  
DRIVEWAY TO FRONT & SIDE  
DETACHED GARAGE TO THE REAR

### Ground Floor Accommodation

Entrance Porch 2' 3" x 6' 10" (0.69m x 2.08m)

Entrance Hall 13' 0" x 5' 11" (3.96m x 1.80m)

Lounge 13' 0" x 10' 8" (3.96m x 3.25m)

Dining Room 10' 10" x 9' 5" (3.30m x 2.87m)

Kitchen 11' 4" x 7' 1" (3.45m x 2.16m)

Detached Garage 16' 5" x 8' 11" (5.00m x 2.72m)

### First Floor Accommodation

Bedroom One 12' 10" x 9' 5" (3.91m x 2.87m)

Bedroom Two 9' 2" x 9' 2" (2.79m x 2.79m)

Bedroom Three 9' 2" (max) x 6' 5" (2.79m x 1.95m)

Shower Room 6' 1" x 7' 2" (1.85m x 2.18m)

### Viewer's Note:

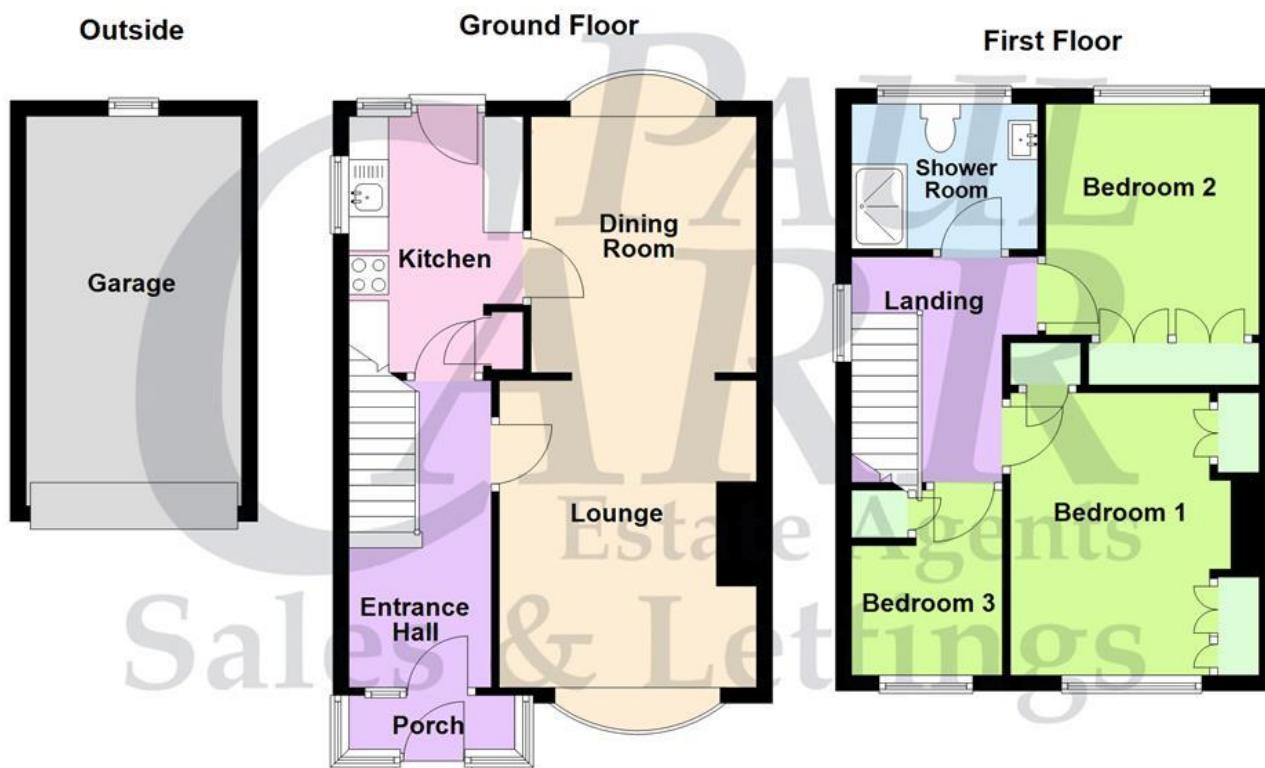
Services connected: Mains electric, gas, water and drainage

Council tax band: D

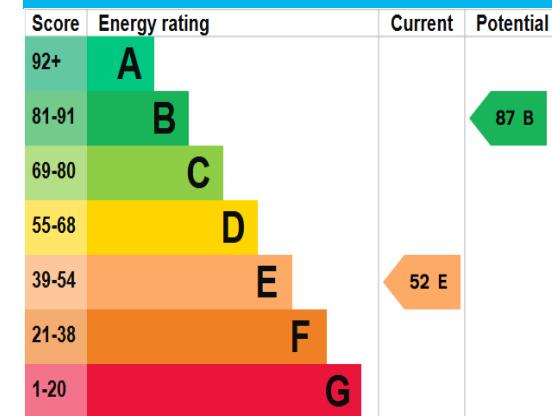
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

