



19 Croxton Court, Aldridge Road, Streetly  
Sutton Coldfield, B74 2DS

**Offers in the Region Of £150,000**



# Streetly

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This fantastic two bedroom ground floor apartment is situated on the corner of Aldridge Road and Bridle Lane in central Streetly, within close distance of local amenities and transport links. The property benefits being self-contained on the ground floor with only one neighbouring property above and is ideal for any first time buyers or downsizers searching in the area.

Approached via a residents only shared parking area where this apartment also has one allocated single garage, the accommodation comprises of a welcoming entrance hallway with store cupboard, leading into the impressively bright lounge/diner.

The living area provides ample space for furniture, storage, dining and entertainment. The kitchen is accessed off the living/dining area being fitted with modern storage, also including a pantry/cupboard, electric double oven cooker and fridge freezer.

Accessed off the hallway there are two good sized double bedrooms, the master with fitted wardrobes.

Also accessed off the hallway is a recently fitted out shower room with shower cubicle, wash hand basin, W.C. and airing cupboard.

Externally the grounds are very well maintained and boast an excellent location within walking distance of local amenities, transport links, primary and secondary schools and Royal Sutton Park.







## Property Specification

TWO BEDROOM GROUND FLOOR APARTMENT  
CLOSE DISTANCE FROM AMENITIES & TRANSPORT LINKS  
SPACIOUS LOUNGE/DINER  
SEPARATE KITCHEN  
TWO GREAT SIZE BEDROOMS & SHOWER ROOM  
ALLOCATED GARAGE

### Hallway

10' 2" x 5' 2" (3.11m x 1.57m)

### Lounge/Diner

16' 10" x 12' 0" (5.14m x 3.67m)

### Kitchen

10' 4" x 6' 11" (3.15m x 2.11m)

### Bedroom One

13' 11" x 8' 11" (4.25m x 2.71m)

### Bedroom Two

10' 3" x 8' 5" (3.12m x 2.56m)

### Shower Room

7' 0" x 6' 0" (2.13m x 1.89m)

**External Single Garage**

### 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: TBC

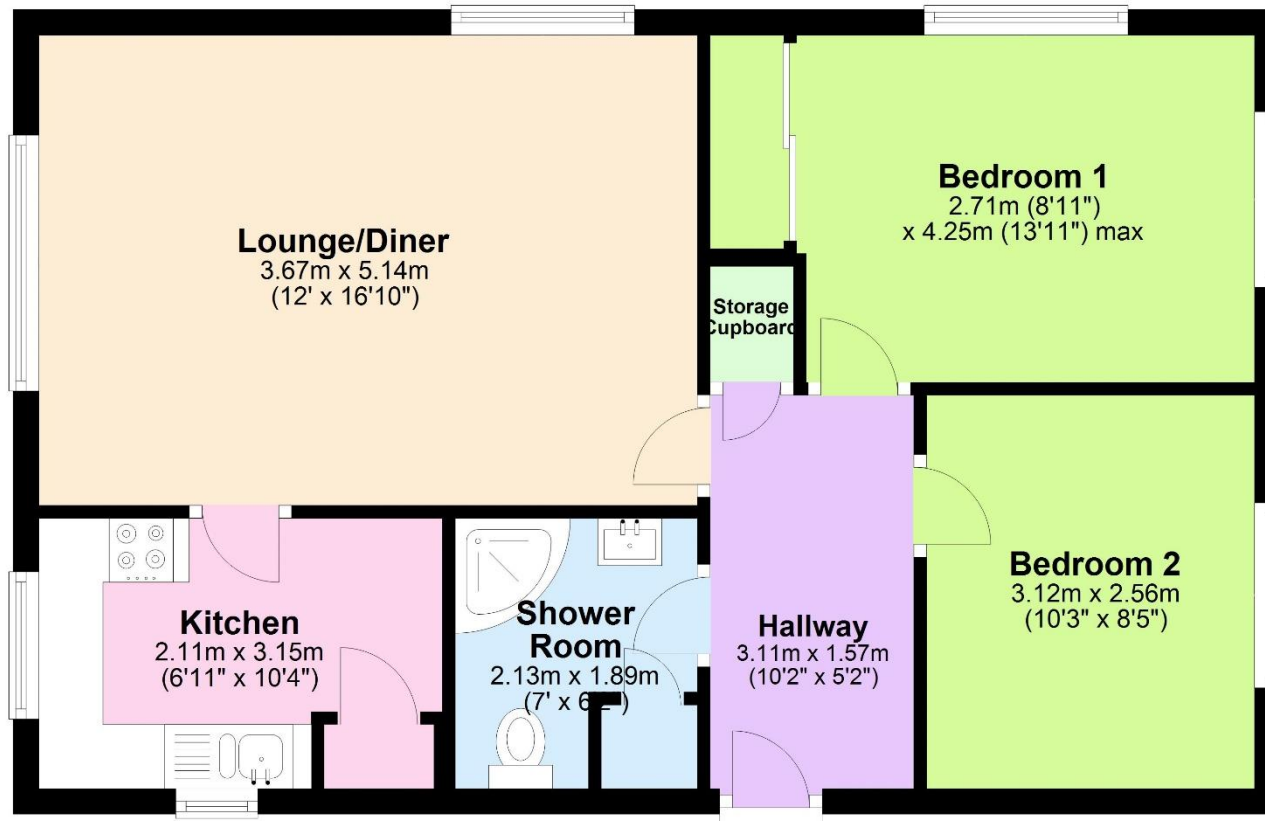
### Viewer's Note:

Services connected: Electric/water/drainage  
Council tax band: TBC  
Tenure: Leasehold, 99 years from 1974  
Ground Rent: N/A  
Service Charge: £554.30 half yearly

# Floor Plan

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

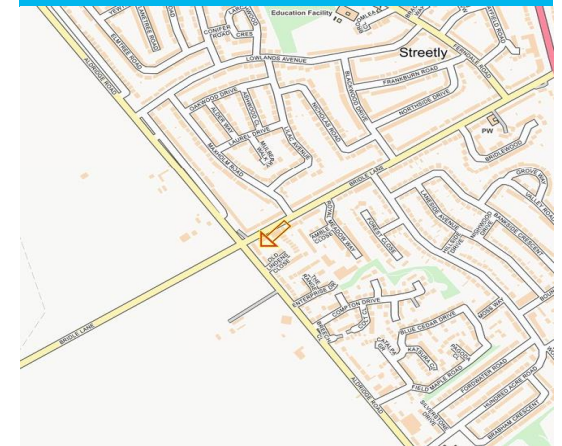
## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

## Map Location



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The UK's number one property website

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