

ACRES

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- ◆ Freehold detached bungalow
- ◆ Two double bedrooms both benefitting from fitted wardrobes
- ◆ Impressive, well appointed shower room
- ◆ Superb fitted breakfast kitchen
- ◆ Sizeable lounge having door to conservatory
- ◆ Attractive, deep welcoming hall
- ◆ Well tended, mature rear garden
- ◆ Considerable block paved drive to fore



88 ALDRIDGE ROAD, STREETLY, B74 3TS - OFFERS AROUND £440,000

Delightfully decorated, deceptively spacious and offering immaculate specification throughout, this two bedroomed detached bungalow is set in a highly sought after location in Streetly, close to open fields. Well regarded schooling for all ages is within walking distance with a host of readily available bus services being directly adjacent to the property providing immediate links to surrounding towns and cities. A range of local shopping amenities, facilities, public houses and parks are all accessible via a short walk. Complemented by gas central heating and PVC double glazing (both where specified), the property has been lovingly modernised throughout and briefly comprises, entrance hall, further deep and welcoming hall gives access to a most impressive, fitted breakfast kitchen, substantial family lounge with door to rear conservatory, two true double bedrooms having fitted wardrobes and a well appointed white family shower room, externally, the property comprises a significant block paved drive with access to a single garage. To the rear is a well tended garden having paved patio, edged borders have mature, seasonable flowers and shrubs with access being given back into the property via a glazed door to entrance hall and lounge. To fully appreciate the accommodation on offer, it's true specification and proportions, we highly recommend an internal inspection.

Set back from the roadway behind a block paved drive to fore, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: 15'3" x 3'0" PVC double glazed double doors open to hallway, further glazed door radiates off to rear garden and a cottage door opens into a fitted breakfast kitchen.

HALLWAY: 23'11" x 5'9" Cottage style doors open to fitted breakfast kitchen, two double bedrooms, shower room and storage rooms, glazed doors open to:

SIZEABLE FAMILY LOUNGE: 18'11" x 13'10" PVC double glazed windows to rear with door to conservatory, electric coal effect fire set upon a granite hearth having matching surround and mantel over, radiators, glazed double doors give access to hallway.

CONSERVATORY: 9'8" x 8'2" Pvc double glazed windows to rear and sides with double glazed double French doors to garden, wood effect flooring.

SUPERB FITTED BREAKFAST KITCHEN: 14'6" x 9'10" PVC double glazed windows to rear, matching high gloss, handleless wall and base units with integrated fridge/freezer, dishwasher and oven, recess for washing machine, rolled edge worksurfaces having four ring electric induction hob and extractor canopy over, one and a half bowl stainless steel sink/drainage unit, tiled splashbacks, radiator, matching kitchen island with recesses for seating, cottage doors radiate out to entrance hall and hallway.

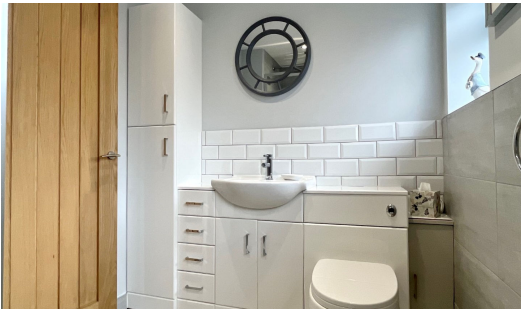
BEDROOM ONE: 14'10" x 12'11" to wardrobes x 9'11" min PVC double glazed windows to fore having bi-folding shutter blinds, fitted sliding wardrobes, radiator, cottage door out to hallway.

BEDROOM TWO: 14'10" x 9'11" PVC double glazed window to fore having fitted bi-folding shutter blinds and fitted wardrobes, cottage door to hallway.

SHOWER ROOM: PVC double glazed obscure window to rear, white suite comprising walk-in shower with glazed splashscreen to side, vanity low level W.C. and wash hand basin, tiled splashbacks and floor, radiator, cottage door to hallway.

REAR GARDEN: A paved patio radiates from the property and gives access to a dining area having raised beds to side, lawn to centre, mature shrubs and bushes line the perimeters, access is given back to the property via a PVC double glazed door to lounge and door to entrance hallway.

GARAGE: (PLEASE CHECK SUITABILITY FOR YOUR OWN VEHICLE)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

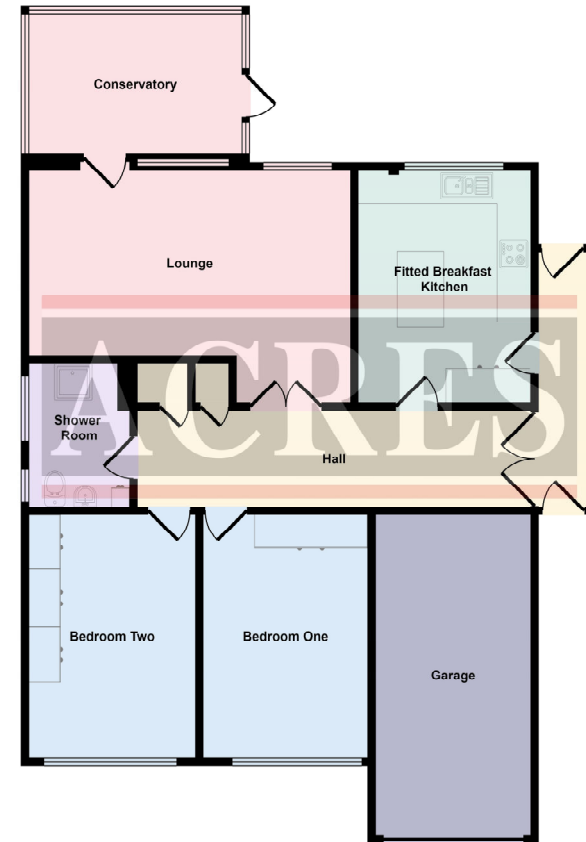
COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on Aldridge Road between Limetree Road and Bridle Lane

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+ | A | | |
| 1-91 | B | | 82 B |
| 9-80 | C | | |
| 5-68 | D | 62 D | |
| 9-54 | E | | |
| 1-38 | F | | |
| -20 | G | | |



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.