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**ALDRIDGE ROAD, GREAT BARR  
BIRMINGHAM, B44 8NX**



**MUCH IMPROVED THREE BEDROOM SEMI-DETACHED FAMILY HOME IS NOW AVAILABLE 'FOR SALE'. THIS IDEAL PROPERTY IS A 'MUST SEE' FOR THOSE WHO WISH TO MOVE WITHOUT HAVING TO DO ANY OR MUCH WORK. CALL TO ARRANGE YOUR APPOINTMENT, YOU WON'T BE DISAPPOINTED!**

- SEMI-DETACHED RESIDENCE
- GAS CENTRALLY HEATED
- THROUGH LOUNGE/DINING ROOM
- UPSTAIRS BATHROOM
- GARAGE & WORKSHOP TO REAR
- THREE BEDROOMS
- FULLY DOUBLE GLAZED
- MODERN GALLEY KITCHEN
- SOUGHT AFTER LOCATION
- **ENERGY RATING – E (41)**

**For Sale: Offers in Excess of £245,000**

# Aldridge Road, Great Barr, B44 8NX

## Entrance:

From pavement, paved driveway provides off-road parking for one vehicle and pathway towards main and side gated entrances. Raised lawned area to side with well-maintained borders containing various plants and shrubs. Double glazed sliding door leads into:-

## Porch: (Unmeasured)

Lino flooring, double glazed to two elevations with roller blinds and panelled ceiling. Double glazed door with leaded glass panel leads into:-

## Hallway:

Laminate flooring, single panel radiator, two wall mounted light fittings, two pendant light fittings and heat sensor to ceiling. Concealed storage cupboard under stairs houses gas meter. Door to side leads into:-

## Downstairs Cloakroom: 4'7" x 2'4"

Tiled flooring, recessed spotlights, extractor fan to wall, low level flush toilet, corner wash basin with mixer tap, wall mounted cupboard houses fuseboard and electric meter. From hallway, panelled door into:-

## Rear Reception Room: 11'10 x 10'5" (max, into recess) 9'3" (min)

Laminate flooring, light fitting to ceiling, double glazed sliding door towards rear and tiled hearth with 'Baxi Bermuda' gas fire and wall mounted shelf above. Open-access towards front, leads into:-

## Front Reception Room: 13'7" (max, into bay) x 10'5"

Laminate flooring continues throughout, light fitting to ceiling, double panel radiator and double-glazed bay window to front elevation. From hallway, doorway toward rear leads into:-

## Galley Kitchen: 14'4" x 5'9"

Vinyl flooring, single panel radiator, florescent lighting to ceiling, wall mounted shelving and double-glazed window to rear elevation. Range of kitchen base, drawer and wall units with work surfaces, inset single bowl sink, drainer and mixer tap. Fan assisted electric oven with four burner gas hob, chrome splashback to wall and chrome extractor hood above. Separate spaces provided for fridge/freezer and washing machine. Doorway to side leads into:-

## Dining Room: 10'0" x 6'2"

Lino flooring, light fitting to ceiling, single panel radiator and double-glazed sliding patio doors lead into rear garden beyond.

From hallway, carpeted stairs with balustrade leads to first floor landing with double glazed window with obscured glass to side elevation, access to loft space with smoke alarm and pendant light fitting to ceiling. Panelled door to side leads into:-

## Bedroom One (Front): 11'10" x 10'6"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, panelled door into:-

## Bedroom Two (Rear): 11'10 x 10'6"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator, louvered door into airing cupboard housing Baxi combination boiler with shelving and double-glazed window to rear elevation overlooking rear gardens. From landing, panelled door into:-

## Bedroom Three (Front): 8'4" x 6'0"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, panelled door into:-

## Bathroom: 7'9" x 5'8"

Lino flooring, fully tiled walls, recessed spotlights to ceiling, double panel radiator, extraction fan to wall and double-glazed window with obscured glass to rear elevation. Suite comprises of:- panelled bath with shower attachment and glass screen, low level flush toilet, freestanding vanity unit with ceramic bowl with mixer tap and mirrored cabinet above.

From dining room, single step down onto tiered, paved patio with pathway via side gate to frontage. Shaped rear lawn with mature shrubs and plants within well stocked borders. Garden path leads towards greenhouse and rear out building. Single glazed metal framed door leads into:-

## Sun Room: 11'0" x 4'10"

Carpeted flooring, double glazed windows to front and side elevations, florescent lighting and shelving to walls. Door towards rear, leads directly into:-



### THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



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**Single Garage and Workshop:** 22'4" (max) 11'5" (min) x 16'10" (max) 6'9" (min) – (Door Width 7'5")

Concrete flooring, power and lighting supply, four florescent lights to ceiling, wall mounted shelving, three double glazed windows to different elevations and electrically operated 'roller-style' garage door leads onto gated access driveway at rear and the popular 'Aldridge Road Playing Fields and Recreation Ground' therefore benefiting from not being overlooked from behind.

## Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

## Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

## Local Authority Charge: (Financial Year 2025-26)

The property has been 'Banded B' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year (subject to annual increment) council tax charges are **£1,739.89 per annum**.

## Energy Performance Rating: E (41)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

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## Additional Pictures:

### Reception Room:



### Galley Kitchen:



### Rear Gardens:

