



**Aldridge Road, Great Barr BIRMINGHAM B44 8NP**

**welcome to**

## **Aldridge Road, Great Barr BIRMINGHAM**

**\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*OPEN PLAN LOUNGE/DINER\*\*\*KITCHEN\*\*\*REAR GARAGE\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\***

### **Note**

Council tax band: B

### **Front Garden**

Brick wall surround, lawned area and paved footpath.

### **Entrance Porch**

Brick built sides, double glazed door and tiled floor.

### **Entrance Hall**

Laminate flooring, wall light and radiator.

### **Open Plan Lounge / Diner**

24' 3" x 10' 5" ( 7.39m x 3.17m )

Double glazed bay window to front, double glazed window to rear, laminate flooring, two ceiling light points and two radiators.

### **Kitchen**

9' 4" x 7' 1" ( 2.84m x 2.16m )

Open plan to dining area of lounge, double glazed window to rear, wall and base units with work surfaces over, sink and drainer, space for washing machine, fridge and freezer, integrated cooker, gas hob, wall mounted central heating boiler and ceiling light point.





### **Landing**

Double glazed window to side, carpet flooring, ceiling light point and loft access.

### **Bedroom One**

12' 1" x 10' 8" ( 3.68m x 3.25m )  
Double glazed window to rear, built in wardrobes with overhead cupboards, carpet flooring, ceiling light point and radiator.

### **Bedroom Two**

11' 10" x 10' 8" ( 3.61m x 3.25m )  
Double glazed bay window to front, carpet flooring, ceiling light point and radiator.

### **Bedroom Three**

6' 10" x 5' 7" ( 2.08m x 1.70m )  
Double glazed window to front, carpet flooring, ceiling light point and radiator.

### **Bathroom**

Double glazed window to rear, bath, shower, wash hand basin, low level WC, laminate flooring, tiled walls, panelled ceiling and ceiling light point.

### **Rear Garden**

Paved area with small elevation to garden, mainly laid to lawn with garage to rear with rear access.



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## Aldridge Road, Great Barr BIRMINGHAM

- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- KITCHEN
- REAR GARAGE

Tenure: Freehold EPC Rating: D

offers in excess of

**£235,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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