



**Aldridge Road, Great Barr, Birmingham, B44 8NN**

**welcome to**

## **Aldridge Road, Great Barr, Birmingham**

\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*DINING ROOM\*\*\*TWO CAR DRIVE\*\*\*LEASEHOLD 900 YEARS\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*REAR GARDEN\*\*\*

### **Agent Note**

Council Tax Band is B

### **Approach**

Block paved two car drive.

### **Entrance Hall**

Radiator, Ceiling light point, vinyl flooring

### **Lounge**

11' 11" max x 9' 11" ( 3.63m max x 3.02m )

Double glazing bay to front, Radiator, Laminate flooring, Fire, Opening to dining room with double doors.

### **Dining Room**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Radiator, Laminate flooring, Opening to lounge and kitchen, Ceiling light point, Double glazing to rear.

### **Kitchen**

7' 11" x 5' 11" ( 2.41m x 1.80m )

Integrated Cooker, Electric hob, Ceiling light point, Sink, Laminate flooring, Opening to dining room, Double glazing to rear.







### **Landing**

Double glazing to side, Carpet, Loft access

### **Bedroom One**

14' 3" x 9' 11" into wardrobe ( 4.34m x 3.02m into wardrobe )

Double glazing to front, Radiator, Fitted wardrobe, Carpet, Ceiling light point.

### **Bedroom Two**

9' 11" x 8' 11" ( 3.02m x 2.72m )

Double glazing to rear, Radiator, Carpet, Ceiling light point

### **Bedroom Three**

7' 3" x 6' 1" ( 2.21m x 1.85m )

Double glazing to front, Radiator, Ceiling light point, carpet, cupboard with boiler

### **Bathroom**

Heated towel rail, Shower over bath, WC, Sink, Vinyl flooring, Double glazing to rear, Ceiling light point, Tiled walls

### **Rear Garden**

Block paved, Lawn, Wooden shed.



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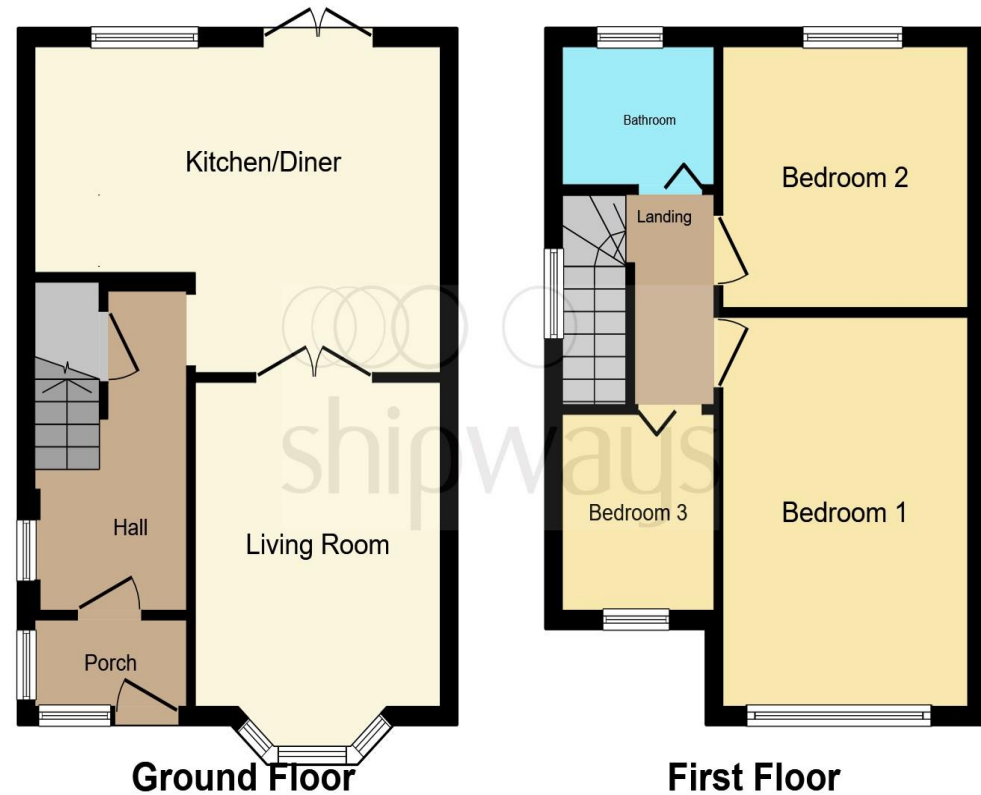
## Aldridge Road, Great Barr, Birmingham

- SEMI DETACHED
- THREE BEDROOM
- LOUNGE & DINING ROOM
- KITCHEN
- DOUBLE GLAZING & CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Nov 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£225,000**



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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