



Aldridge Road, Great Barr  
Birmingham, B44 8NN

**£220,000**



# Great Barr

£220,000



Aldridge Road is a lovely modern three bedroom extended terrace home situated in this well regarded residential location in Great Barr close to all amenities and popular local schools. Approached via a private driveway suitable for multiple vehicles and leading up to the secure front porch.

Internally is a small hallway with a staircase leading up to the first floor accommodation and doors off to all downstairs rooms. The front reception room offers an attractive bay window overlooking the front aspect with a door at the rear opening into the kitchen and diner. The fitted kitchen comprises of a recently refurbished modern range of wall and base units with attractive work surface which incorporate sink with a side drainer, space for all appliances and a large six ring 'cannon' cooker and oven. To the side of the kitchen is a neat and tidy breakfast bar worktop.

From the kitchen and diner further double doors lead into an extended conservatory offering excellent additional floorspace and access to the garden.

On the first floor there are three bedrooms, two being generous doubles and one single bedroom. The family shower room consists of a spacious quadrant shower enclosure, W.C., wash hand basin and a heated towel rail.

Having been decorated with new carpets, the property further benefits from central heating, with new radiators fitted recently and double glazing.

The rear elevated and low maintenance garden is mainly block paved with neat tidy borders and a storage shed.

An internal viewing is recommended at the earliest opportunity.





# Property Specification



STUNNING THREE BEDROOM  
EXTENDED MID TERRACE  
REFURBISHED KITCHEN  
FRONT RECEPTION ROOM  
CONSERVATORY

Entrance Hall  
5' 7" x 5' 7" (1.7m x 1.7m)

Front Lounge  
14' 9" x 12' 10" (4.5m x 3.9m)

Kitchen & Dining Room  
10' 6" x 15' 9" (3.2m x 4.8m)

Conservatory  
9' 10" x 12' 6" (3m x 3.8m)

Bedroom One  
12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom Two  
10' 6" x 11' 6" (3.2m x 3.5m)

Bedroom Three  
10' 2" x 6' 7" (3.1m x 2m)

Family Shower Room  
7' 7" x 5' 11" (2.3m x 1.8m)

## 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:

## Viewer's Note:

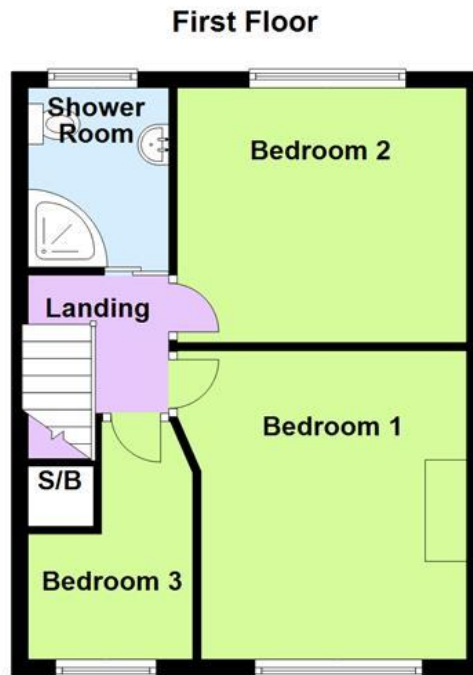
Services connected: mains electricity gas, water and drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

