



Aldridge Road, Great Barr  
Birmingham, B44 8NN

**Offers Over £200,000**



# Great Barr

Offers Over £200,000



This well-located end-terrace property set within Great Barr is close to all amenities and popular local schools offering a fantastic opportunity for first-time buyers, growing families, or investors. The property is well presented throughout and provides ample living space. Approached via a paved walkway with front garden space led to the front door where you are greeted with a bright welcoming hallway with doors off to all floors. Access just off to the right into the front lounge, this living area boasts natural light from the bay window, creating a bright atmosphere. Towards the end of the hallway brings you into the spacious kitchen diner having an array of wall and base units with further space for free standing appliances. The kitchen diner further consists of a sink with a side drainer, built in oven/cooker and traditional style log burner to further enhance the mood of the room. Once led upstairs you have two well sized double rooms perfect for family living and a single third ideal as a child's room, home office, or additional storage. The main family bathroom consists of light brown tiling for added warmth, bath unit with overhead shower, hand wash basin and lower-level WC. Externally the rear garden is spacious benefitting of a patio area to the front looking out to the chinese windmill palm trees and further lawn area with fencing to perimeter, making this garden ideal for families and couples to enjoy throughout all seasons. A viewing is highly recommended for what this property has to offer.







## Property Specification

END TERRACE  
THREE BEDROOMS  
KITCHEN DINER  
WELL SIZED REAR GARDEN  
POPULAR LOCATION

Hall 12' 9" x 0' 0" (3.88m x 1.68m)

Lounge 4.48m (14'8") max x 3.00m (9'10")

Kitchen/Diner 4.77m (15'8") x 3.20m (10'6")

Bathroom 0' 0" x 6' 1" (2.08m x 1.86m)

Bedroom 1 0' 0" x 9' 5" (3.53m x 2.87m)

Bedroom 2 3.25m (10'8") x 2.87m (9'5") plus 0.07m (0'3") x 0.07m (0'3")

Bedroom 3 9' 9" x 6' 11" (2.97m x 2.10m)

### 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: water, electricity, gas and sewage.  
Council tax band: B  
Tenure: Freehold  
Epc: Tbc



# 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

