



Aldridge Road, Great Barr
Birmingham, B44 8NB

Offers in Excess of £170,000

Great Barr

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Offered chain free Paul Carr Estate Agents are pleased to present this two bedroom mid-terrace property on Aldridge Road

Offering a fantastic opportunity for first-time buyers, investors, or anyone looking for a project to modernise and add value.

The property features a private driveway and a porch entrance, leading into a spacious lounge and a kitchen/diner to the rear. The layout offers great potential to create a modern and sociable living space. Upstairs, the home benefits from two generous double bedrooms and a family bathroom, with ample scope for redecoration and reconfiguration to suit your personal style.

To the rear, you'll find a fully paved garden, designed for low-maintenance living, with secure fencing offering privacy and seclusion making it ideal for relaxing or entertaining. The property is ideally located for families, with well regarded schools nearby all within easy walking distance. You will also find a wide range of local amenities just a short distance away, including supermarkets such as Aldi, Asda, along with cafés, takeaways, and everyday essentials.

For outdoor lovers, Queslett nature reserve is just a short drive away, offering green open space, walking trails, and recreational activities.

Whether you're looking to get onto the property ladder or invest in a home with potential, this property offers a great location and solid foundations.

Don't miss this opportunity, early viewing is highly recommended.





Property Specification

OFF ROAD PARKING
NO UPWARD CHAIN
POPULAR ROAD
TWO DOUBLE ROOMS
WELL SIZED MAINTAINABLE GARDEN

Porch
2' 9" x 5' 7" (0.84m x 1.70m)

Entrance
4' 9" x 3' 6" (1.44m x 1.07m)

Lounge
15' 6" x 10' 10" (4.72m x 3.29m)

Kitchen/Diner
10' 10" x 13' 11" (3.30m x 4.24m)

Bathroom
6' 11" x 5' 1" (2.10m x 1.56m)

Bedroom 1
13' 7" x 15' 9" (4.13m x 4.81m)

Bedroom 2
10' 8" x 10' 2" (3.25m x 3.10m)

Agent's Note:

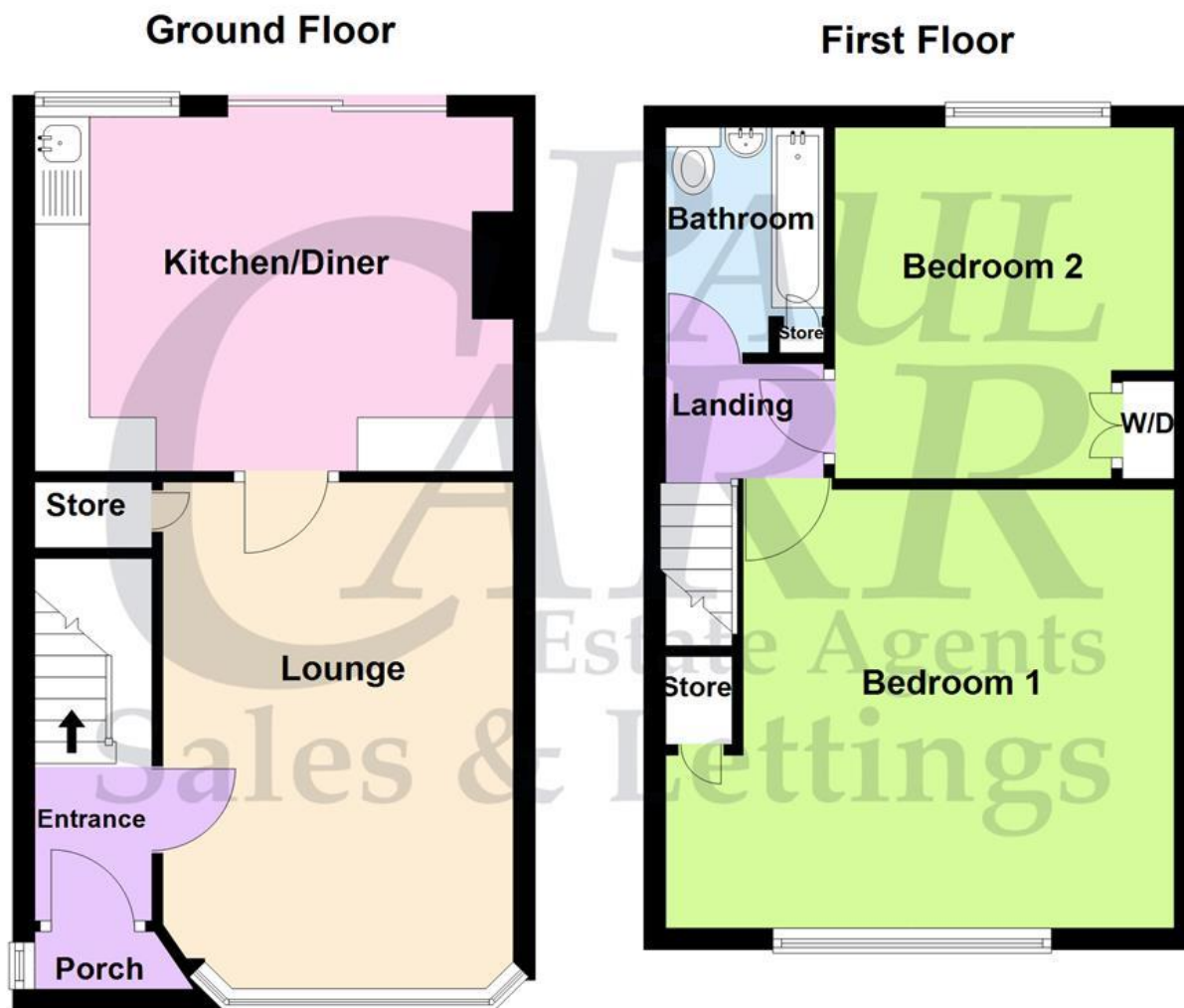
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold - TBC
(The Lease information should be verified by a solicitor)

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	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

