



Aldridge Road, Great Barr  
Birmingham, B44 8NP

**£270,000**



# Great Barr

£270,000



*Paul Carr Estate Agents present a beautifully Extended Three Bedroom Family Home on Aldridge Road, Great Barr. With local schools and shops just a short stroll away, this fantastic home is perfectly positioned for family life.*

Boasting fantastic kerb appeal and generous internal space, this immaculately presented three-bedroom property on the ever-popular Aldridge Road is a must-see for families seeking comfort, convenience, and modern living. As you approach, a neatly maintained block-paved driveway offers ample off-street parking for multiple vehicles, setting the tone for this well-kept home. Enter through a secure porch into a welcoming hallway finished with modern décor, leading to a spacious through lounge. Here, you'll find a bespoke gas feature fireplace and elegant double patio doors that open directly onto a serene and beautifully landscaped garden perfect for entertaining or relaxing. Thanks to a thoughtfully designed double-storey extension, the property enjoys a notably extended kitchen, now offering sleek, contemporary fittings, integrated appliances, under-cabinet lighting, and generous workspace. The kitchen also accommodates a dining area, ideal for family meals, and includes a convenient guest WC, perfectly suited for busy households.

Upstairs, the home features three spacious double bedrooms, each with built-in storage, making it ideal for growing families. A modern family bathroom complements a stylish and fresh look with an additional shower room, providing plenty of space and functionality for family and guests. Outdoor living continues to impress with a tranquil, multi-level garden that includes a patio seating area, a water feature, a well-maintained lawn, and vibrant plant beds. At the rear, a double garage offers ample storage or exciting potential for conversion into a garden room, gym, office, or outbuilding subject to relevant permissions. This property effortlessly blends modern style with family functionality. Book your viewing today to fully appreciate all it has to offer!







## Property Specification

SEMI-DETACHED PROPERTY  
BLOCK PAVED DRIVEWAY  
DOUBLE STORE EXTENSION  
THREE DOUBLE BEDROOMS  
BATHROOM & SEPARATE SHOWER ROOM

Porch 2' 1" x 5' 9" (0.63m x 1.76m)

Hall 12' 6" x 5' 9" (3.81m x 1.74m)

W.C 4' 11" x 2' 4" (1.50m x 0.71m)

Lounge 27' 7" x 10' 5" (8.41m x 3.18m)

Kitchen/Diner 18' 11" x 9' 7" (5.77m x 2.91m)

Bedroom 1 14' 11" x 10' 8" (4.55m x 3.26m)

Bedroom 2 12' 4" x 10' 6" (3.76m x 3.21m)

Bedroom 3 12' 10" x 8' 11" (3.88m x 2.73m)

Shower 5' 10" x 2' 9" (1.79m x 0.84m)

Bathroom 7' 5" x 5' 6" (2.27m x 1.68m)

### 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:

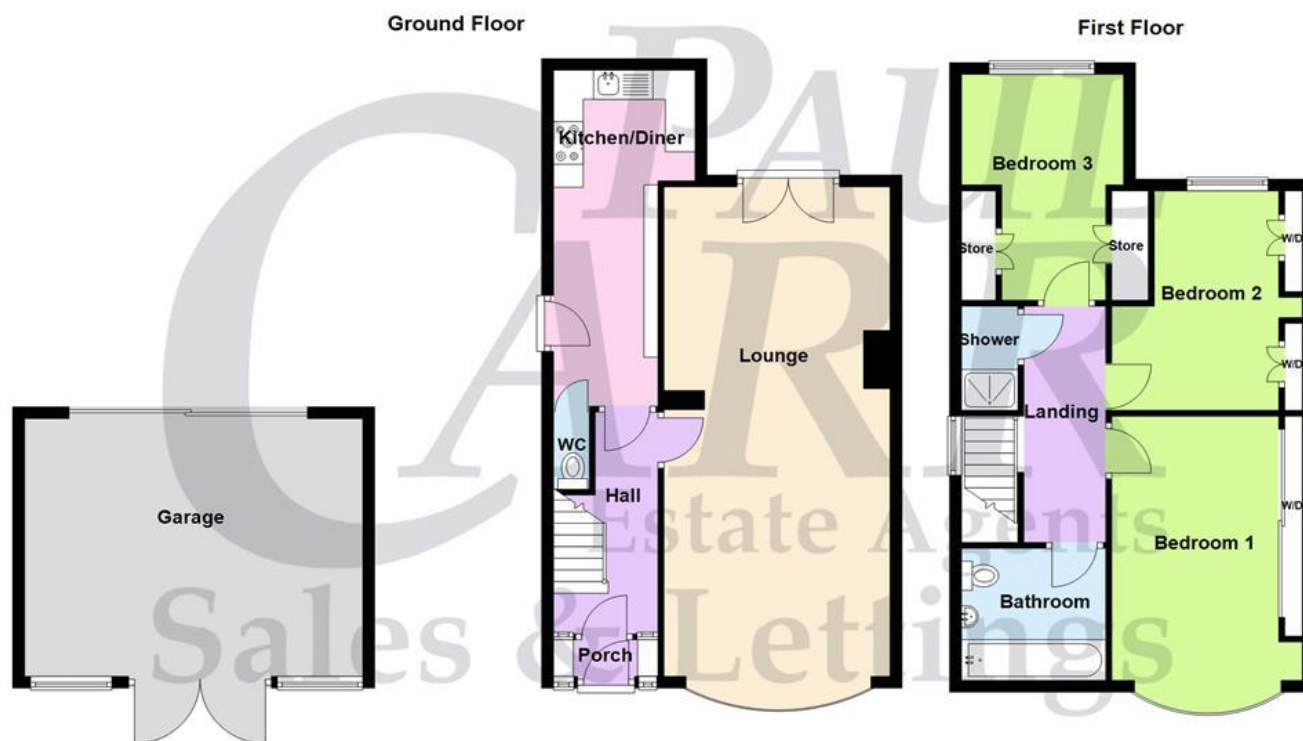
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

