

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * FIRST FLOOR FLAT
- * ONE BEDROOM
- * OPEN PLAN LIVING ROOM/KITCHEN
- * FITTED BATHROOM
- * OFF ROAD PARKING
- * DOUBLE GLAZED WITH SECONDARY
- * COMMUNAL CAR PARK
- * NO UPWARD CHAIN
- * EPC RATING D



Aldridge Road, Great Barr B44 8PE - Price £65,000

CALLING ALL CASH BUYERS! Acres are delighted to offer for sale this first floor maisonette with low ground rent and low lease. Situated on the first floor and offers; welcoming hallway, main bedroom with wardrobe storage, fitted bathroom, spacious living room open plan with fitted kitchen with space and plumbing for appliances. This property has ample communal parking spaces to front and with a fantastic size communal garden to rear! Benefiting from double glazing with secondary and gas central heating (both where specified). Early viewings are essential before it's too late! EPC Rating D.

HALLWAY: 5'9 x 2'11: Doors into;

LIVING AREA: 12'1max x 9'10min / 10'1: A open living area with double glazed window with secondary and radiator with door into;

KITCHEN: 9'10 x 4'5: Drawer base and eye level units, work surfaces, sink and drainer, tiling to splashback and floor, cooker with hob, space and plumbing for washing machine and fridge freezer and double glazed window with secondary.

BEDROOM: 7'6max x 6'10min / 5'6: Built in wardrobe system and double glazed window with secondary.

BATHROOM: 6'7max x 5'2min / 5'2: White suite with panelled bath with shower over, wash hand basin, close couple W.C., storage cupboard and tiling to floor and walls.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.

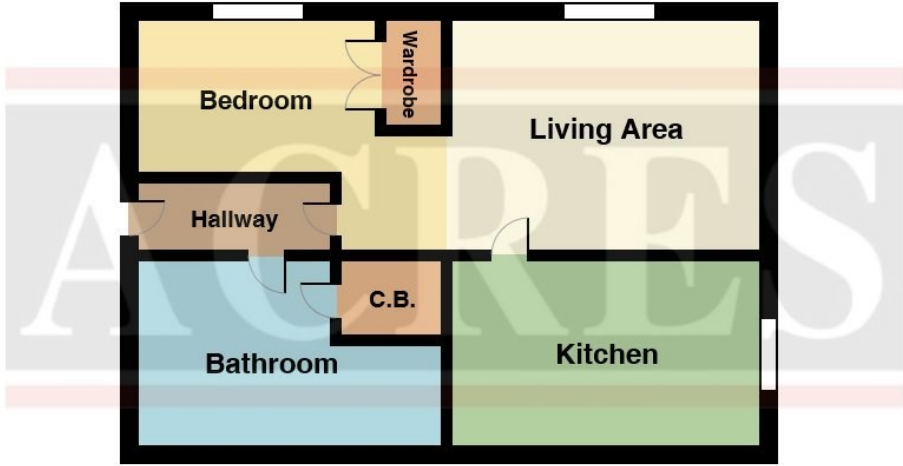


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Aldridge Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.