



Village Road, Aston
Birmingham, B6 6RB

£150,000

Aston

£150,000

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This well-presented two-bedroom mid-terraced home is an excellent choice for first-time buyers, investors or anyone looking for a property with future potential.

Conveniently located close to fantastic transport links and a wide range of local amenities, the property also benefits from on-street parking.

The ground floor features a large and welcoming front reception room, along with a second separate lounge that leads through to the kitchen.

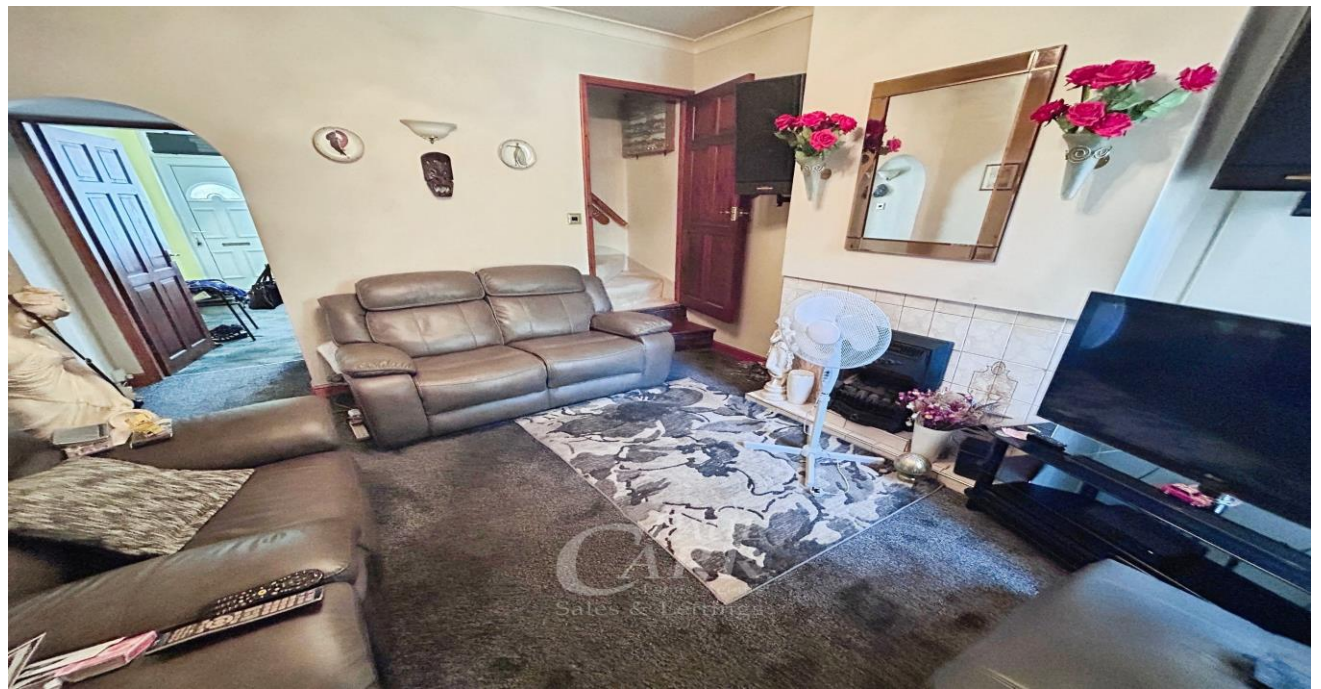
To the first floor are two good-sized double bedrooms and the main family bathroom.

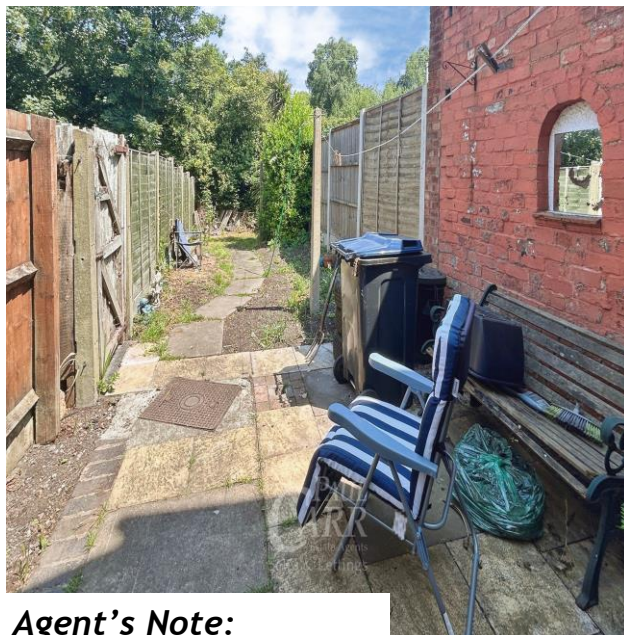
Outside, the property offers an easy-to-maintain rear garden, ideal for relaxing or entertaining.

The home also provides exciting scope for further development, with the potential to extend at the rear, subject to the necessary planning permissions and checks. With further alterations, there may also be an opportunity to relocate the bathroom downstairs, allowing the current bathroom space to be converted into a third bedroom.

Offering generous accommodation, excellent local connections and strong potential to add value, this property is not to be missed.

Contact us today to arrange your viewing and discover everything this fantastic home has to offer.





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: 16th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

TWO BEDROOMS
MID TERRACED
WELL PRESENTED
SCOPE TO EXTEND (STPP)
GREAT INVESTMENT OPPORTUNITY

Lounge 3.79m (12'5") into bay x 3.53m (11'7")

Dining Room 3.62m (11'11") x 3.53m (11'7")

Kitchen 2.88m (9'5") x 1.78m (5'10")

Bedroom 1 3.53m (11'7") x 3.41m (11'2")

Bedroom 2 3.62m (11'11") x 2.53m (8'4")

Bathroom 2.88m (9'5") x 1.78m (5'10")

Viewer's Note:

Services connected: Gas, electric, water & drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

