



Aldridge Road, Great Barr  
Birmingham, B44 8NN

**Offers Over £245,000**



# Great Barr

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**Paul Carr Are Pleased To Present a Semi-Detached Home on Aldridge Road, Great Barr Situated on the ever-popular Aldridge Road in Great Barr.**

This beautifully presented semi-detached property offers the perfect balance of modern upgrades and character features. Ideally located close to highly regarded schools, excellent transport links, and a range of local amenities, this home is ready to welcome its next owners.

The property is approached via a block-paved driveway, providing ample off-road parking for multiple vehicles, and entered through a secure porch into a bright and welcoming hallway finished in a warm neutral wood tone. To the right, the lounge enjoys a bay window that floods the space with natural light, complemented by a feature gas fireplace, creating a cosy and inviting living area.

At the heart of the home is the newly renovated kitchen/diner, designed with style and practicality in mind. Fitted with an attractive range of sage green wall and base units, the kitchen benefits from an integrated oven, electric hob with extractor fan, double sink, feature exposed brick wall, under-cabinet lighting, and useful built-in storage space. The kitchen also provides access to a modern guest WC, complete with side sink bowl, heated towel rail, and contemporary finish. Throughout the property, new LED lighting enhances the modern aesthetic. Upstairs, the property boasts a modern shower suite, recently updated to a high standard. This includes a sleek sink vanity unit with storage, lower-level WC, and a stylish shower enclosure with marble-effect tiling and neutral finishes.

The first floor offers three bedrooms: • Bedroom One - a generously proportioned double room • Bedroom Two - another well-sized double bedroom • Bedroom Three - a comfortable single bedroom, perfect for a child's room or home office.

A fantastic bonus is the fully boarded loft space, complete with electricity, sockets, and a skylight window - offering excellent potential as a home office, hobby room, or additional storage. Externally, the rear garden has been designed to create a tranquil outdoor retreat, featuring a patio area, steps leading to a lawn, and a charming pond. The garden also includes an outbuilding/workshop with electricity, ideal for storage or creative use. The property further benefits from being fully alarmed, providing added peace of mind.

This stylish and well-maintained home on Aldridge Road is perfectly suited for families and professionals alike, offering both comfort and convenience in a sought-after location. Booking highly recommended to see what's on 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:

## Property Specification

POPULAR LOCATION  
BLOCK PAVED DRIVEWAY  
MODERN KITCHEN/DINER  
MODERN SHOWER SUITE  
OUTBUILDING  
GUEST W.C.

Porch 4' 4" x 6' 2" (1.33m x 1.88m)

Hall 11' 2" x 6' 8" (3.40m x 2.02m)

Lounge 14' 8" x 9' 11" (4.48m x 3.02m)

Kitchen/Dining Room 11' 11" x 13' 7" (3.64m x 4.15m)

WC 5' 4" x 2' 4" (1.63m x 0.72m)

Shower Room 5' 8" x 5' 11" (1.72m x 1.80m)

Bedroom 1 14' 11" x 13' 7" (4.54m x 4.15m)

Bedroom 2 9' 9" x 9' 11" (2.97m x 3.01m)

Bedroom 3 8' 0" x 6' 1" (2.44m x 1.85m)

### Viewer's Note:

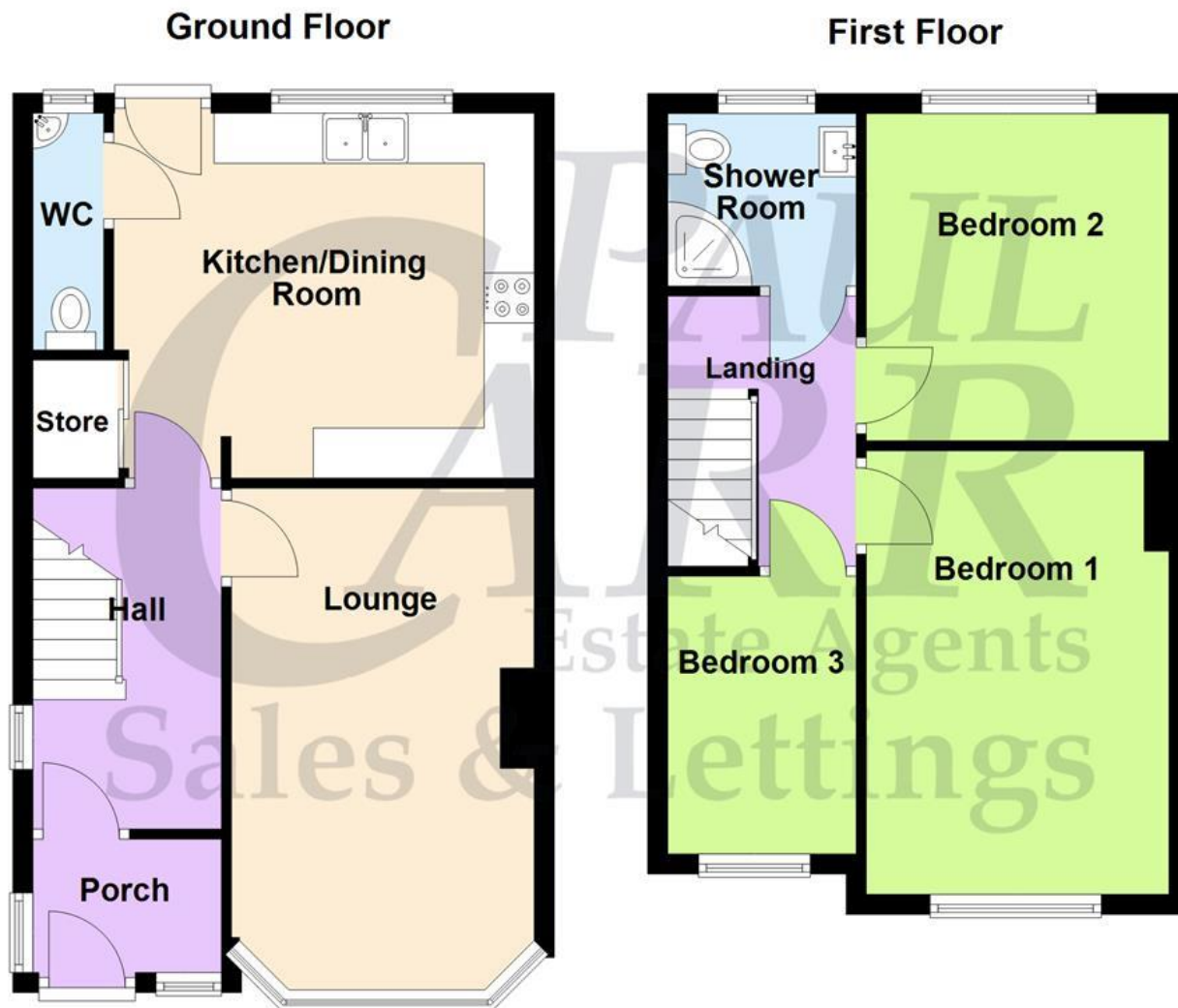
Services connected: Gas, Water, Drainage, Electrics

Council tax band: B

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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

