PAUL CARR Estate Agents Sales & Lettings

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Aldridge Road, Great Barr
Birmingham, B44 8NT

£135,000

Great Barr

£135,000

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Aldridge Road, Great Barr Presenting to the market this lovely two-bedroom apartment, ideally suited to first-time buyers, downsizers or investors alike.

Conveniently positioned with a variety of local shops and amenities on the doorstep, the property is also just a short drive from Asda supermarket and the M6 motorway, with local schools for all age groups within walking distance.

This first-floor maisonette benefits from its own private entrance, with stairs leading to the accommodation. The entrance hallway provides access to all rooms, including a spacious front-facing lounge offering ample room for both seating and a dining table, complemented by laminate wood flooring and a window allowing plenty of natural light. The kitchen also enjoys a front-facing aspect and is fitted with a range of base units, stainless steel sink and drainer, space for appliances and a useful serving hatch through to the lounge. There is also a built-in storage cupboard positioned above the staircase.

The main bedroom is an excellent-sized double, offering plenty of space for freestanding wardrobes and additional bedroom furniture, with a window overlooking the rear gardens. A useful loft space is also accessed from the main bedroom, providing additional storage. The second bedroom is also rear-facing and, although smaller in dimensions, provides a versatile space ideal for a child's bedroom, guest room or home office. Completing the accommodation is a modern shower room featuring a quadrant shower enclosure, contemporary fittings, wash hand basin with storage, W.C and a useful recessed storage area.

Externally, a secure gated entrance on the ground floor of the development leads to your own private rear garden. The garden also benefits from direct access into a private rear garage, providing excellent additional storage space.

Offered to the market with NO UPWARD CHAIN, this attractive maisonette represents an excellent opportunity for buyers looking for a home to move straight into, as well as investors seeking a ready-to-let addition to their portfolio.



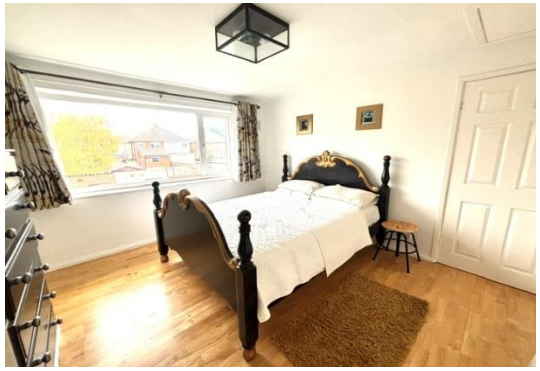














Property Specification

TWO BEDROOM FIRST FLOOR MAISONETTE
OWN PRIVATE ENTRANCE
SPACIOUS LOUNGE
PRIVATE REAR GARDEN
PRIVATE REAR GARAGE

Hallway
9' 10" x 5' 7" (3m x 1.7m)

Living Room
16' 9" x 11' 2" (5.1m x 3.4m)

Kitchen
10' 6" x 6' 11" (3.2m x 2.1m)

Bedroom One
12' 10" x 11' 2" (3.9m x 3.4m)

Bedroom Two
8' 6" x 9' 2" (2.6m x 2.8m)

Shower Room
8' 6" x 6' 7" (2.6m x 2m)

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:

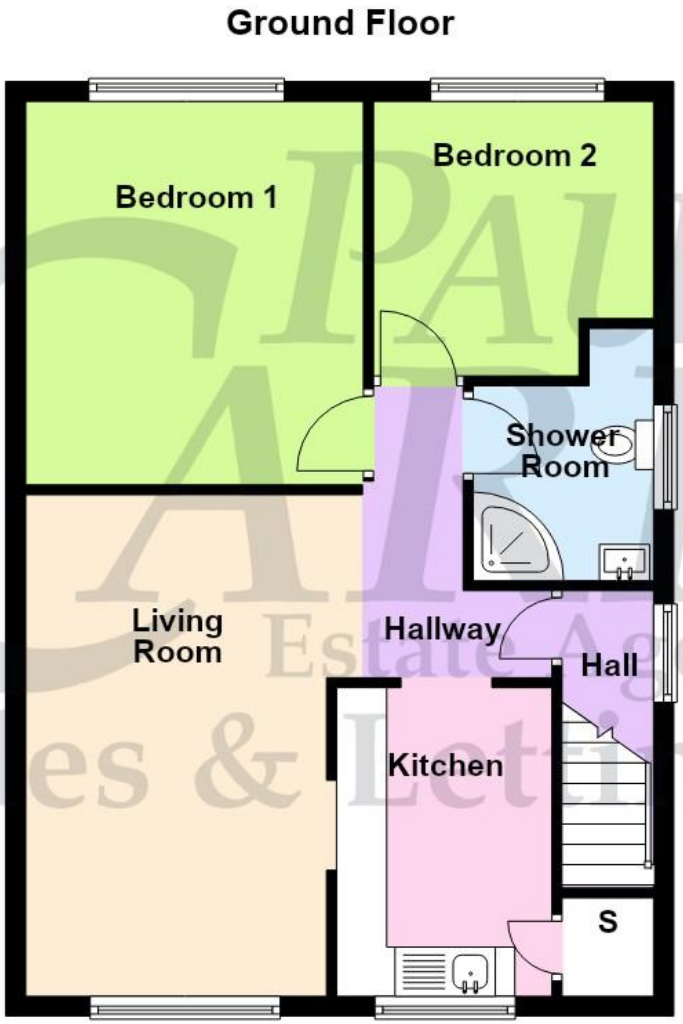
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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.

Viewer's Note:

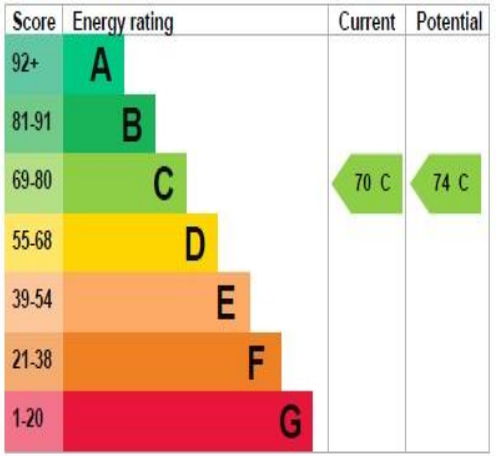
Services connected: mains electricity, water and drainage
Council tax band: A
Tenure: Leasehold -125 years remaining
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance

Floor Plan

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



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman