

ACRES

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



- MID TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN MODERN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND (STPP)



ALDRIDGE SQUARE, PERRY BARR, B42 2GR - OFFERS OVER £264,000

Discover this spacious three-bedroom, three-storey mid-terraced family home, ideally positioned in the heart of Perry Barr, Birmingham, with excellent access to fantastic shops, reputable local schooling, and convenient public transport links just a short distance away. The property features a driveway providing valuable off-road parking, leading to an enclosed porch / entry area that welcomes you into a bright and airy open-plan living and dining room. From here, the home flows seamlessly into a generous open-plan modern fitted kitchen / diner, perfect for family meals and entertaining, and further benefits from a guest downstairs WC for added convenience. The first floor offers two spacious double bedrooms along with a modern fitted family bathroom, while the second floor hosts a superb master bedroom, offering privacy and plenty of space. To the rear, the property boasts a low-maintenance garden, complete with a patio area leading onto a neat lawn, ideal for outdoor relaxation or children's play. Well-presented and thoughtfully arranged over three floors, this property is perfect for first-time buyers seeking a stylish, spacious home in a highly convenient location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 3'7 x 4'3: Internal door into;

LOUNGE/DINING ROOM: 11'10 x 14'6: A great size living space with a stunning feature media wall, radiator, storage cupboard and door through to inner hallway with stairs to first floor and door to;

GUEST W.C: 3'7 x 4'6: Fitted with close couple W.C, wash hand basin, tiling to floor and radiator.

OPEN PLAN KITCHEN/DINER: 11'10 x 8'11: A stunning open plan modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed double doors to rear.

LANDING: 2'6 x 10'9: Staircase leading to the second floor and doors into;

BEDROOM TWO: 11'10 x 10'7: A good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 11'10 x 8'8: A third and final double bedroom with double glazed window to rear and radiator.

BATHROOM: 5'7 x 7'10: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, tiling to floor and radiator.

SECOND FLOOR LANDING: Doors into;

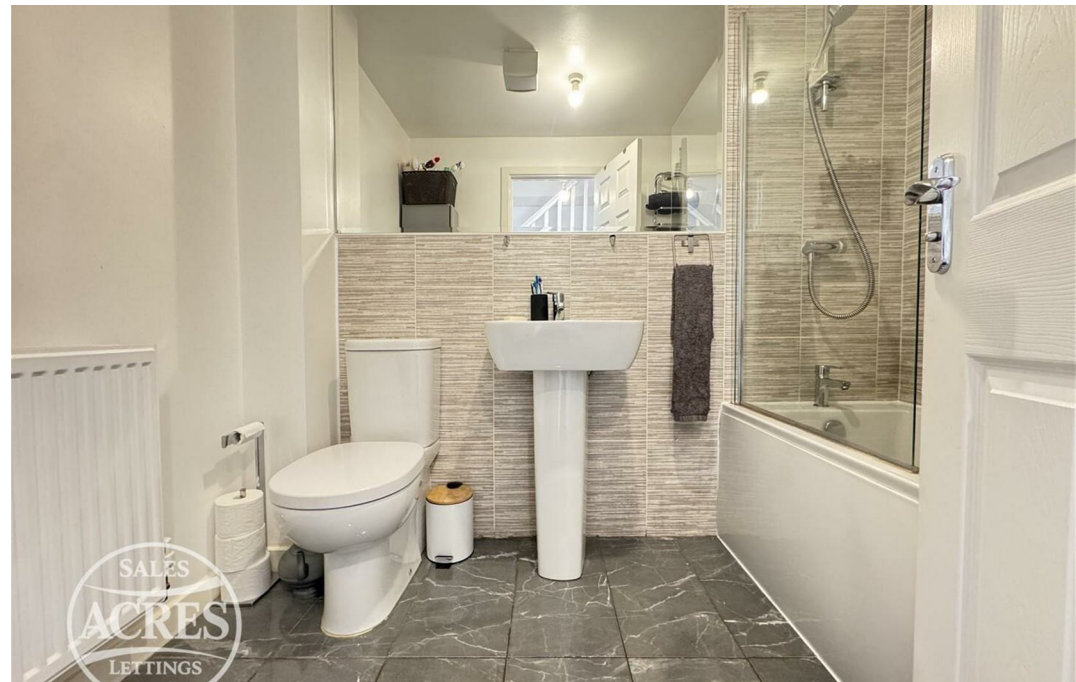
BEDROOM ONE: 11'10 x 12'9: A great size double bedroom with double glazed Velux window to front and rear and radiator.

TENURE: We have been informed by the vendors that property is Freehold. (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: C

VIEWING: Recommended via Acres on 0121 358 6222.

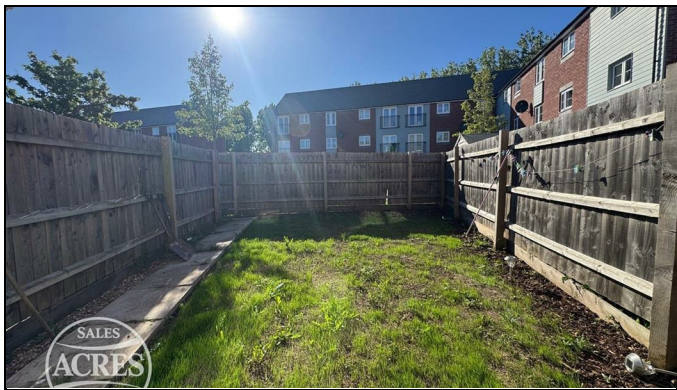


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COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Aldridge Square, Great Barr B42 2GR



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

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.