



Aldridge Road, Great Barr  
Birmingham, B44 8PE

Offers in Excess of £400,000

# Great Barr

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Welcome to this substantial five bedroom detached dormer bungalow offers a rare opportunity to acquire a truly unique property with exceptional space and potential set in the heart of Great Barr.

Set behind a generous block paved driveway with ample off street parking and an internal garage. Internally the property provides versatility and spacious accommodation, ideal for growing families or those seeking flexible living arrangements.

Upon entering the property you are welcomed into an entrance hall leading to a large living room, W.C, and Bedroom four position on the ground floor, following on into the dining room, offering floor to ceiling windows letting in lots of natural light, a door leading to the fitted kitchen, base and eye level cabinets, five ring hob, stainless steel sink and access to the internal garage. At the rear of the property is Bedroom one fitted with an ensuite shower room.

Upstairs offers three generous bedrooms and a four piece bathroom suite

While this home is in need of modernisation it presents a fantastic canvas for buyers looking to create a bespoke living space.

The generous proportions throughout, combined with its characterful design, make it a standout opportunity to add value.

## This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £8,195** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE (BUY IT NOW  
Option Available) - Reservation Fee Applies  
FIVE BEDROOMS  
DETACHED DORMER BUNGALOW  
NO ONWARD CHAIN  
INTERNAL GARAGE

Lounge 20' 0" x 13' 9" (6.1m x 4.2m)

Dining Room 9' 10" x 19' 0" (3m x 5.8m)

Kitchen 9' 10" x 13' 1" (3m x 4m)

Garage 17' 9" x 11' 10" (5.4m x 3.6m)

Bedroom 1 12' 6" x 13' 5" (3.8m x 4.1m)

Bedroom 2 15' 1" x 13' 9" (4.6m x 4.2m)

Bedroom 3 14' 9" x 14' 5" (4.5m x 4.4m)

Bedroom 4 9' 10" x 11' 6" (3m x 3.5m)

Bedroom 5 11' 6" x 8' 6" (3.5m x 2.6m)

Family Bathroom 8' 10" x 8' 2" (2.7m x 2.5m)



### 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: 30th March 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.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: D  
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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

