



Arden Road, Aston
Birmingham, B6 6AP

£240,000

Aston

£240,000



A modern and well-presented three-bedroom mid-terraced home offering spacious and versatile accommodation throughout, making it the perfect family home or an excellent investment opportunity.

The property is entered through a welcoming reception hall, leading into a large front lounge with an opening into the second reception room, creating a fantastic open living space perfect for modern family life. Just off the kitchen is an additional reception room, ideally suited for use as a separate dining room, home office or playroom. The modern kitchen is well presented and fitted with ample storage and worktop space, followed by a stylish family bathroom.

Upstairs, the property offers three good-sized bedrooms, with the impressive front bedroom being a particularly spacious double room and the remaining two bedrooms also comfortably accommodating double beds. There is also the added convenience of a separate WC, ideal for busy family life.

A useful loft room provides further versatile space and could be used as a home office, hobby room or additional storage area.

Outside, the rear garden features a paved patio area, creating an attractive and easy-to-maintain outdoor space.

Spacious, modern and ready to move into, this superb home must be viewed to fully appreciate the accommodation on offer. Contact us today to arrange your viewing





Property Specification

PERFECT FAMILY HOME
3 BEDROOMS
MID TERRACED
MODERN THROUGHOUT
POPULAR LOCATION

Reception Room 3.72m (12'2") x 3.42m (11'3")

Reception Hall 4.14m (13'7") x 0.90m (2'11")

Lounge 3.67m (12') max x 3.32m (10'11")

Porch 0.90m (2'11") x 0.85m (2'9")

Dining Room 3.70m (12'2") x 2.57m (8'5")

Cupboard 2.30m (7'7") x 0.90m (2'11")

Kitchen 3.18m (10'5") x 2.24m (7'4")

Bathroom 2.24m (7'4") x 1.92m (6'4")

Bedroom 1 5.02m (16'6") x 3.68m (12'1") plus 1.83m (6') x 1.83m (6')

Bedroom 2 3.73m (12'3") x 3.31m (10'10") plus 1.83m (6') x 1.83m (6')

WC 1.44m (4'9") x 0.94m (3'1") plus 1.83m (6') x 1.83m (6')

Bedroom 3 2.57m (8'5") x 2.57m (8'5") plus 1.83m (6') x 1.83m (6')

Loft Room 5.01m (16'5") x 3.16m (10'4")

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 July 2026

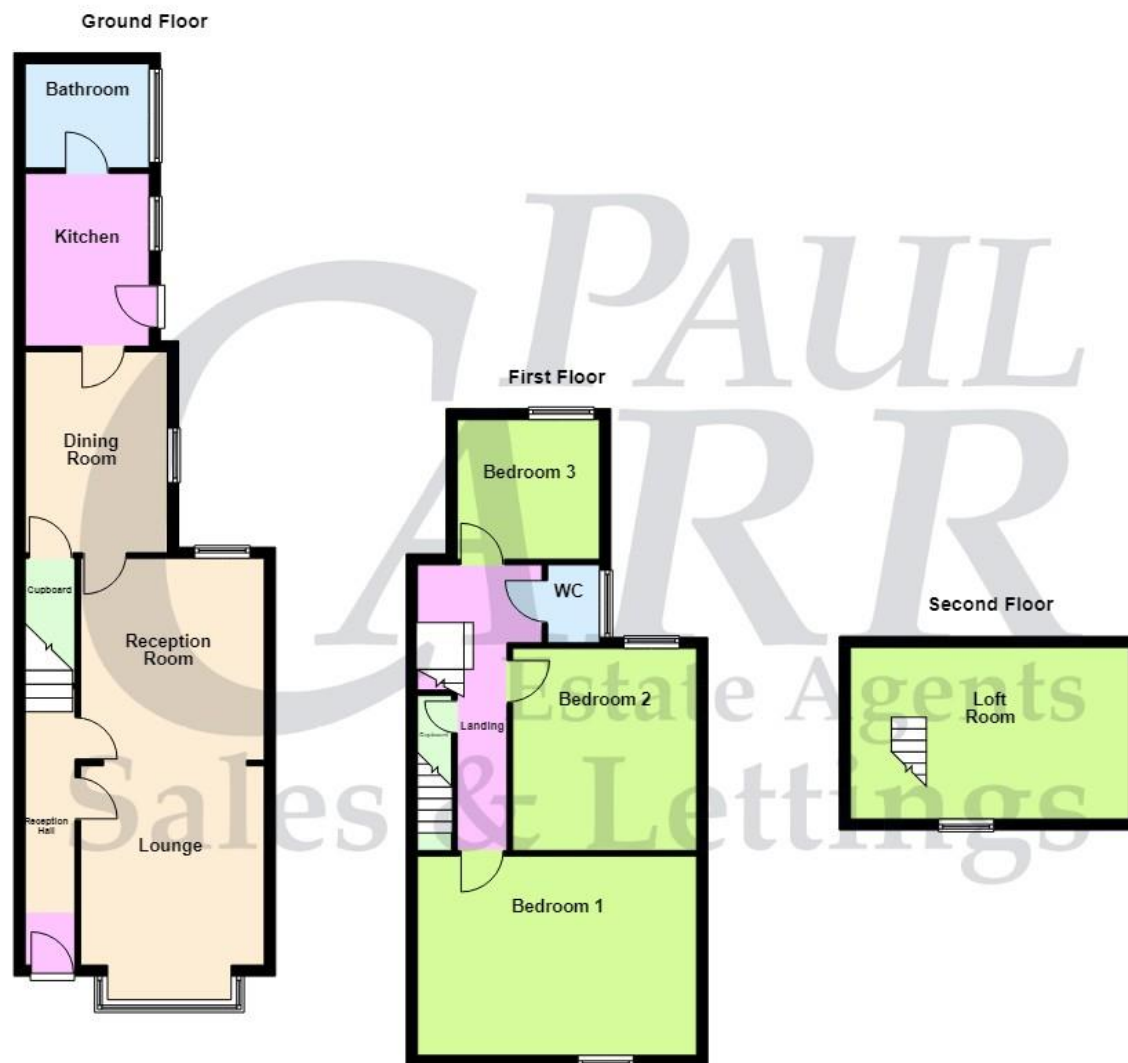
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Viewer's Note:

Services connected: Electric, gas, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

