



Aldridge Road, Great Barr
Birmingham, B44 8NN

Offers Over £200,000

Great Barr

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A beautifully presented two-bedroom mid-terraced home on the ever-popular Aldridge Road, Great Barr, offering versatile living space, well presented interiors and generous off-road parking.

Set back from the road, the property benefits from off-road parking for up to four vehicles and is entered via a secure sliding porch, providing a practical and welcoming first impression.

Internally, the home opens into a spacious lounge, ideal for modern family living, flowing through to a separate dining area that offers further flexible living or entertaining space.

To the rear, a stunning kitchen extension becomes the heart of the home – finished in sleek white units with marble-effect worktops, ambient lighting to the base units, and a feature skylight that floods the space with natural light. A side utility room adds everyday convenience and additional storage. To the first floor, the property boasts a stylish shower room, featuring ambient lighting, a square hand wash basin, low-level W.C, and a heated towel rail, all complemented by a distinctive blue sea-themed décor creating a calm, contemporary feel. There are two well-proportioned double bedrooms, with the principal bedroom offering generous proportions and fitted wardrobes.

A further staircase leads to a versatile loft room, ideal for use as a home office, hobby room, or additional living space.

Externally, the rear garden enjoys a patio seating area, steps leading up to a lawned garden, and useful storage buildings, making it both functional and low maintenance.

Perfectly positioned in a well-connected location, the property is within easy reach of well-regarded schools, local amenities, and transport links, making it ideal for first-time buyers, young families, or downsizers alike. Early viewing is highly recommended to appreciate the space, finish, and versatility this home has to offer.





Property Specification

POPULAR LOCATION
TWO DOUBLE BEDROOMS
KITCHEN EXTENSION
DINING ROOM
MODERN SHOWER ROOM

Entrance 1.57m (5'2") x 1.06m (3'6")

Living Room 4.76m (15'7") max x 3.29m (10'10")

Dining Room 4.25m (13'11") x 3.03m (9'11")

Kitchen Extension 3.97m (13') x 2.18m (7'2")

Utility 2.31m (7'7") x 2.20m (7'3")

Shower Room 2.30m (7'7") x 2.05m (6'9")

Bedroom 2 3.21m (10'6") x 2.43m (8')

Bedroom 1 4.18m (13'9") x 3.53m (11'7")

Loft Room 4.70m (15'5") x 2.22m (7'3")

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:

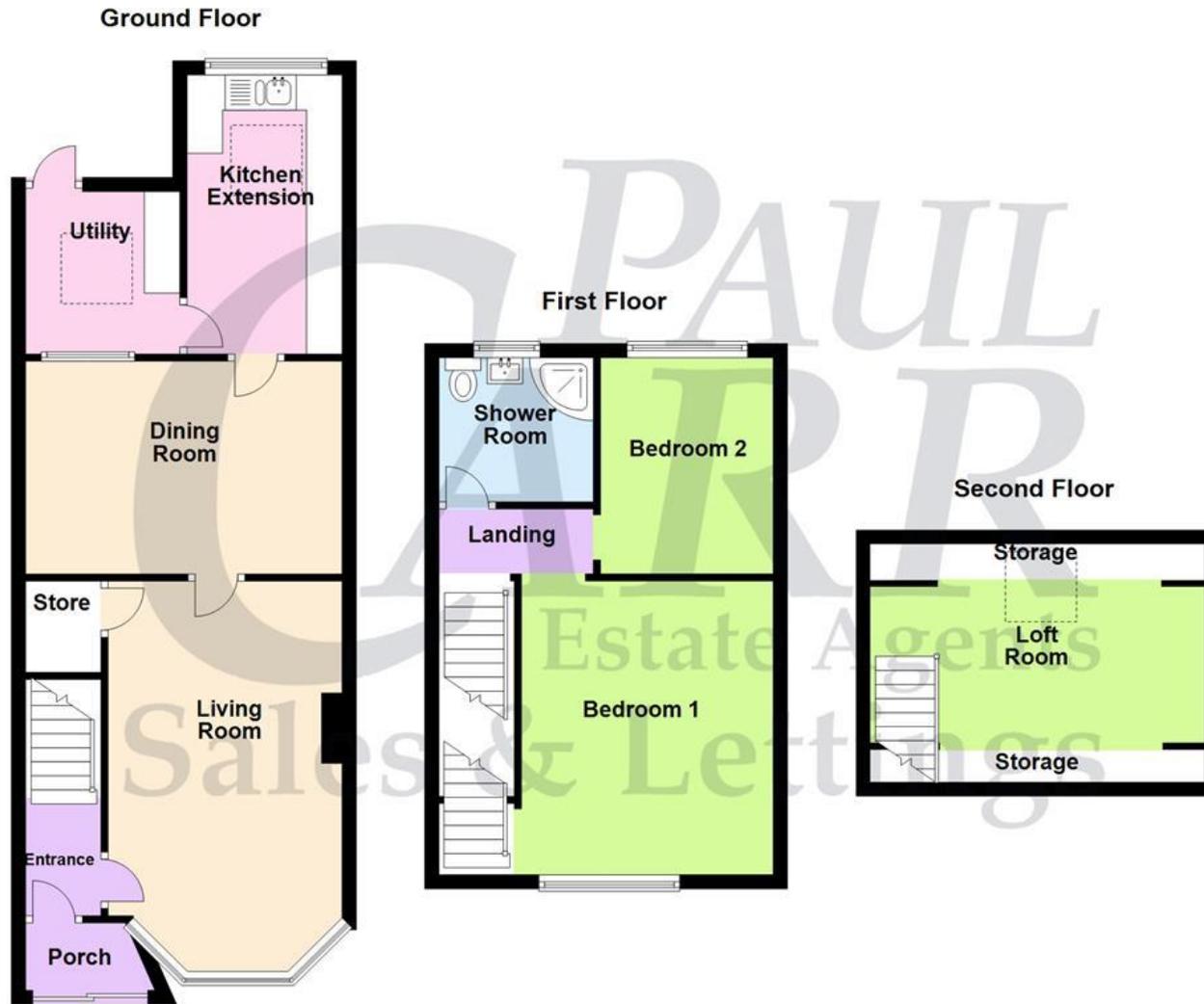
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
Tenure: LEASEHOLD - having approx. 960 years remaining
Ground Rent: £18 per annum

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		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

