



Aldridge Road, Great Barr
Birmingham, B44 8NG

£230,000

Great Barr

£230,000



Paul Carr are pleased to bring to market this well-located three bedroom semi-detached property set within Great Barr is close to all amenities and popular local schools offering a fantastic opportunity for first-time buyers, growing families, or investors.

The property is well presented throughout and provides ample living space. Step onto your private driveway which offers parking for multiple vehicles and into a secure porch, leading to the inviting interior. The spacious front lounge provides a warm and welcoming space to relax whilst through into the spacious kitchen diner having an array of wall and base units, Belfast sink and integrated cooker and hob. Adjacent to the kitchen, a dedicated dining area makes mealtimes effortless with a view out onto the rear garden.

The first floor offers three good size bedrooms and the family bathroom featuring a modern tiled suite with contemporary fixtures and fittings.

Externally the rear garden is spacious benefitting of a patio area to the front looking out to the lawn area, with fencing to perimeter, making this garden ideal for families and couples to enjoy throughout all seasons.

Viewings are highly recommended to see what this property truly has to offer!





Property Specification

THREE GOOD SIZE BEDROOMS
SEMI DETACHED
POPULAR LOCATION
KITCHEN DINER
WELL MAINTAINED GARDEN

Lounge
11' 10" x 11' 6" (3.6m x 3.5m)

Kitchen/Diner
20' 8" x 13' 5" (6.3m x 4.1m)

Bedroom 1
11' 2" x 10' 2" (3.4m x 3.1m)

Bedroom 2
11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom 3
9' 10" x 7' 3" (3m x 2.2m)

Family Bathroom
5' 11" x 5' 7" (1.8m x 1.7m)

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:

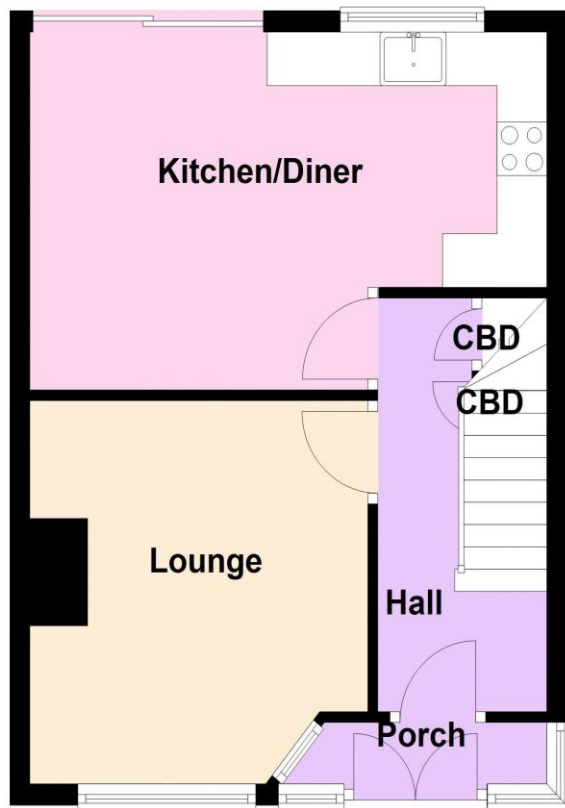
Viewer's Note:

Services connected :mains electricity,gas,water and drainage
Council tax band: B
Tenure: Freehold

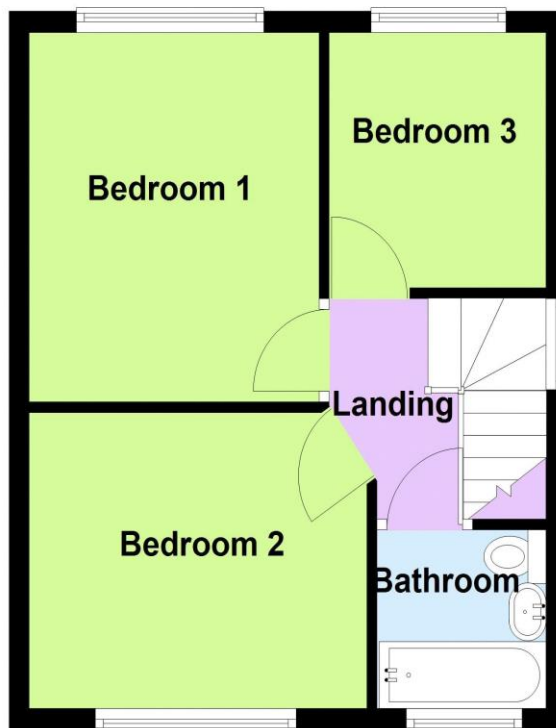
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(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
www.epc4u.com		

Map Location

