



Aldridge Road, Great Barr
Birmingham, B44 8NN

£190,000

Great Barr

£190,000



Aldridge Road is a lovely modern three bedroom semi detached property situated in this popular residential location in Great Barr close to all amenities and popular schools. Approached via a private driveway suitable for multiple vehicles and leading up to the secure front porch.

Having recently been redecorated with new laminate, carpets and 'bespoke' blinds throughout.

Internally the hallway is an inviting space with a staircase leading up to the first floor accommodation and doors off to all downstairs rooms. The front reception room offers an attractive bay window overlooking the front aspect, modern grey carpets, chimney breast with double doors at the rear opening into the kitchen and diner. The dining area offers a good space for table and chairs, laminate flooring and has French patio doors out into the garden and flows through to a fitted and contemporary kitchen. The kitchen comprises of a range of wall and base units with a modern work surface which incorporate sink with a side drainer and a double glazed window overhead, there is also space for a gas hob and oven and other integrated white goods.

On the first floor there are three bedrooms, two being generous doubles and one single bedroom. The family bathroom consists of a bath with a shower over, low level flush W.C and a hand wash basin.

The property further benefits from a full electrical rewire, fog lights to front and rear off the property, central heating and double glazing and a rear garden mainly laid to lawn with a paved patio and fencing to the perimeters.

An internal viewing is recommended at the earliest opportunity.





Property Specification

THREE BEDROOM SEMI DETACHED HOME
LOVELY MODERN INTERIOR
FRONT RECEPTION ROOM
KITCHEN DINER
NEW LAMINATE FLOORING AND CARPETS

Porch

Hallway
11' 2" x 6' 3" (3.40m x 1.90m)

Front Reception Room
14' 9" into bay x 9' 10" (4.49m x 2.99m)

Kitchen and Dining Room
11' 10" max x 16' 1" (3.60m x 4.90m)

Landing
6' 7" x 5' 11" (2.01m x 1.80m)

Master Bedroom
14' 9" x 9' 10" (4.49m x 2.99m)

Bedroom Two
7' 10" x 5' 11" (2.39m x 1.80m)

Bedroom Three
9' 10" x 9' 10" (2.99m x 2.99m)

Bathroom
5' 7" x 5' 11" (1.70m x 1.80m)

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

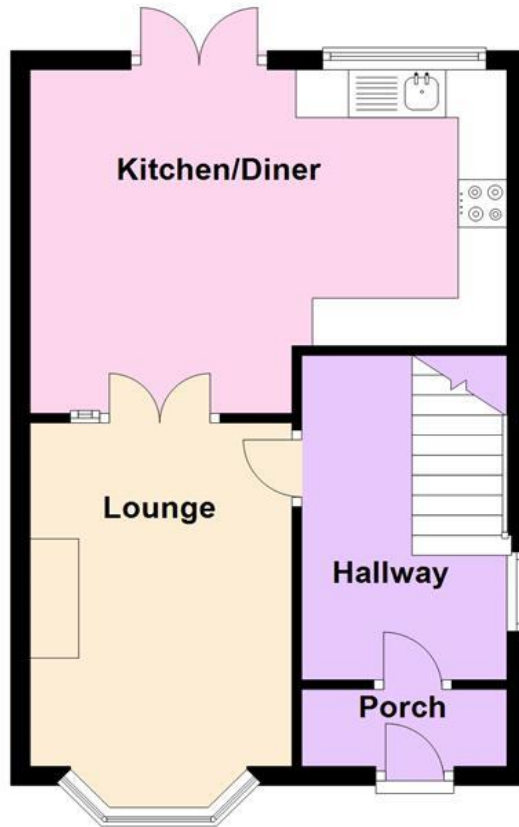
Council tax band: B

Tenure: Freehold

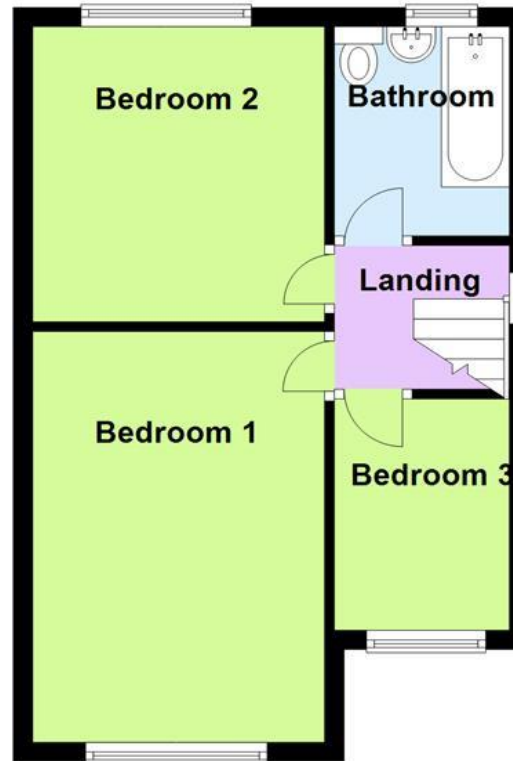
Floor Plan

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		
(92-100) A	<div>58</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Map Location

