



Aldridge Road, Great Barr  
Birmingham, B44 8NN

**£230,000**



# Great Barr

£230,000



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.

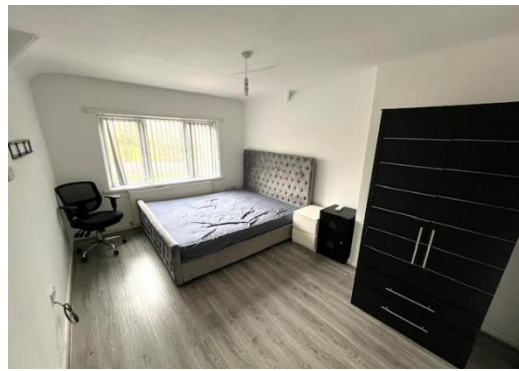
Having been decorated with laminate flooring, carpets and blinds throughout. Internally the hallway is an inviting space with a staircase leading up to the first floor accommodation and doors off to all downstairs rooms. The front reception room offers an attractive bay window overlooking the front aspect with double doors at the rear opening into the kitchen and diner. The fitted kitchen comprises of a modern range of wall and base units with attractive 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. From the kitchen and diner further double doors lead into a useful lean to area offering good additional space and access to the garden.

On the first floor there are three bedrooms, two being generous doubles and one single bedroom, The double bed in bedroom one will be left in the property as part of the sale. 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, lights to front and rear off the property, central heating and double glazing and a rear elevated garden mainly laid to lawn with a paved patio, gated access to the side of the house 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  
PRIVATE DRIVEWAY

### Entrance Porch

#### Hallway

11' 2" x 6' 3" (3.4m x 1.9m)

#### Front Reception Room

14' 9" x 9' 10" (4.5m x 3m)

#### Kitchen & Dining Room

11' 10" x 16' 1" (3.6m x 4.9m)

#### Landing

6' 7" x 5' 11" (2m x 1.8m)

#### Bedroom One

14' 9" x 9' 10" (4.5m x 3m)

#### Bedroom Two

9' 10" x 9' 10" (3m x 3m)

#### Bedroom Three

7' 10" x 5' 11" (2.4m x 1.8m)

#### Bathroom

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

### 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

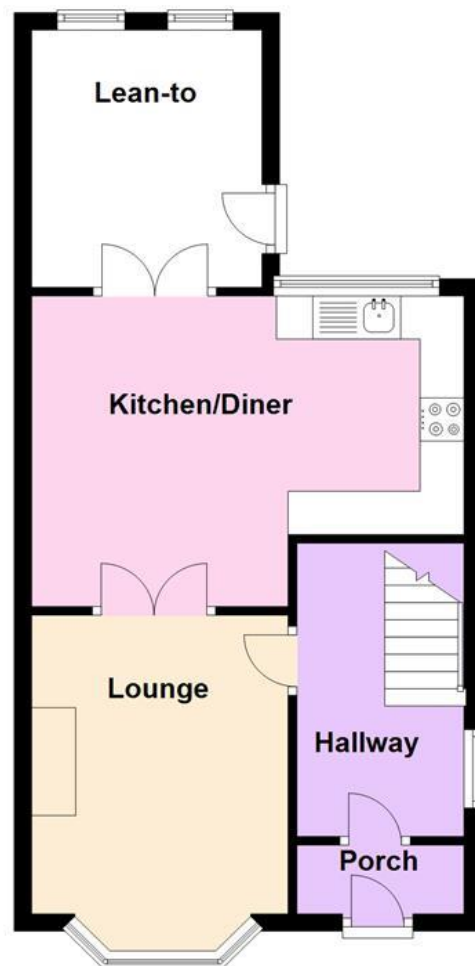
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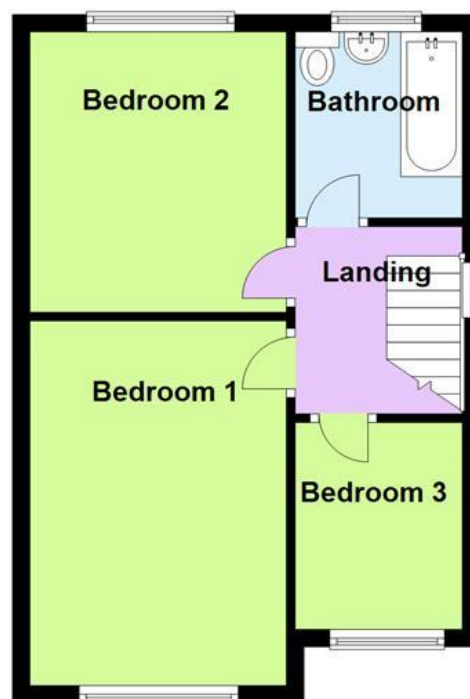
## Floor Plan

*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) <b>A</b>			
(81-91) <b>B</b>			94
(69-80) <b>C</b>		50	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive 2002/91/EC

## Map Location

