



Aldridge Road, Great Barr
Birmingham, B44 8NX

Offers Over £230,000

Great Barr

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Paul Carr Estate Agents Presents a Spacious Semi-Detached Home on Aldridge Road, Great Barr
Located in a popular and convenient location, This well-presented three bedroom home offers generous living space, modern interiors, and beautiful field views to the rear - perfect for families or first-time buyers alike.

Upon arrival, the property is entered via a secure porch, opening into a welcoming hallway that benefits from practical under-stair storage and a convenient guest WC - ideal for busy households. The through lounge is tastefully decorated and perfect for both relaxation and entertaining, flowing seamlessly into the extended kitchen. The kitchen is a standout feature with its modern gloss white units, sleek black worktops, and striking gloss cherry red splashback panels. The space continues into an extended seating or dining area that enjoys an abundance of natural light from the patio doors, offering lovely garden and rear field views. Upstairs, the home offers three well-sized bedrooms - two generous doubles and a third single - with the rear-facing rooms enjoying open views across Aldridge Recreation Grounds.

The modern family bathroom is finished with neutral tiling and features a shower over the bath, wall-mounted vanity unit, and tasteful fixtures.

Externally, the property boasts a well-maintained rear garden with a mix of patio and lawn, greenhouse, and rear access. To the front, there is off-road parking potential and further potential to enhance this area to accommodate more vehicles.

Situated close to local schools, amenities, and transport links, this property offers both comfort and convenience in an established residential location.

Viewing is highly recommended to appreciate the space and potential this home has to offer.





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:

Property Specification

SEMI-DETACHED
THROUGH LOUNGE
EXTENDED KITCHEN
EXTENDED SEATING AREA
MODERN BATHROOM,

Garage 17' 10" x 22' 4" (5.43m x 6.81m)

Garage 5' 0" x 11' 5" (1.53m x 3.47m)

Porch 2' 1" x 8' 5" (0.64m x 2.57m)

Hall 15' 11" x 5' 11" (4.86m x 1.80m)

W. C 4' 8" x 2' 4" (1.41m x 0.71m)

Lounge 25' 7" x 10' 6" (7.80m x 3.19m)

Extended Kitchen 15' 0" x 5' 11" (4.56m x 1.80m)

Extension 6' 1" x 10' 0" (1.86m x 3.06m)

Bathroom 8' 8" x 5' 10" (2.64m x 1.77m)

Bedroom 1 12' 6" x 10' 7" (3.80m x 3.23m)

Bedroom 2 3.87m (12'8") max x 3.23m (10'7")

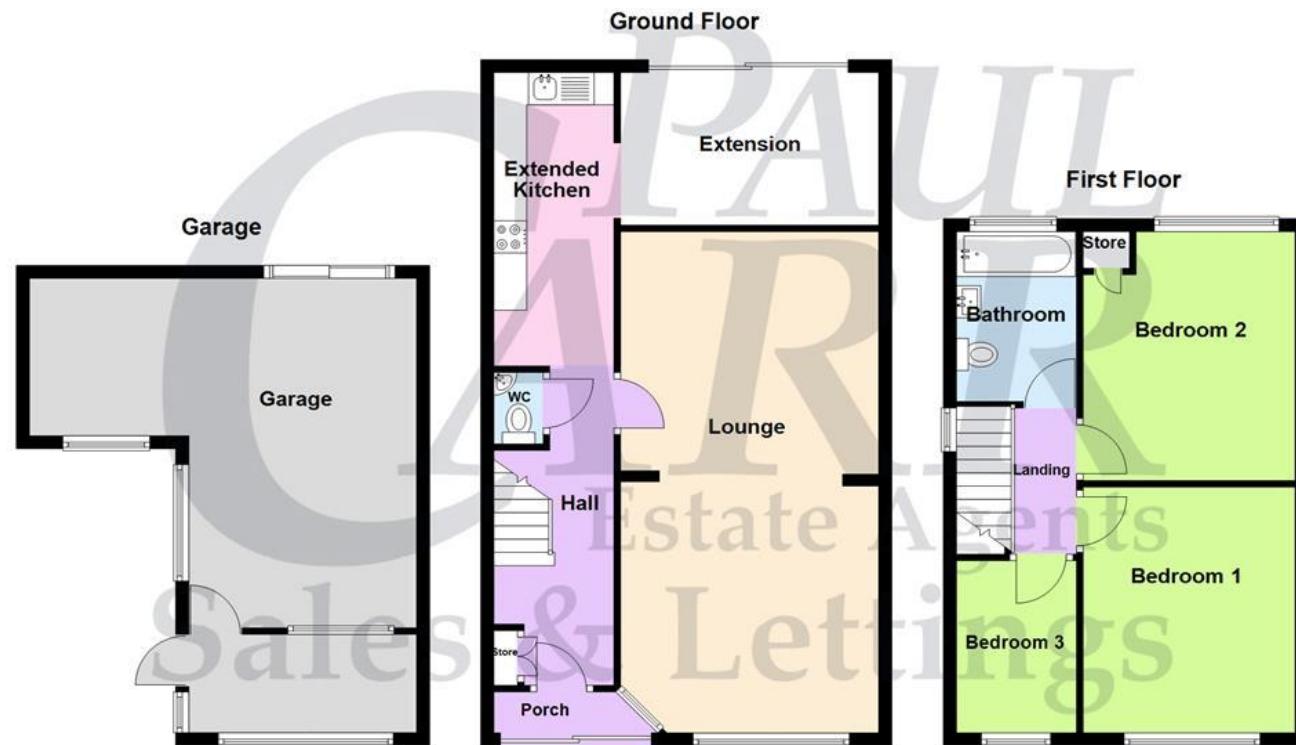
Bedroom 3 9' 1" x 5' 11" (2.76m x 1.81m)

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



Energy Efficiency Rating

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) | A | 85 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 41 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

Map Location

