



Aldridge Road, Great Barr  
Birmingham, B44 8NG

**£150,000**



# Great Barr

£150,000

3  1  2 

Aldridge Road represents a perfect opportunity for first Time Buyers and Investors.

Situated close to local schools, shops, amenities, and easy access to the M6 Motorway.

The home on offer is an extended three bedroom mid-terraced property brought to market with no upward chain.

The property has an elevated approach via steps to the front entry with an adjacent front lawn. Upon entrance there are two large storage areas on the right and a good sized lounge to the left. Through the hallway brings you to the large living room, which is decorated with a white wall, black carpet finish and completed with a central gas fire. The extended kitchen area offers a range of wall and base units, rolled edge countertops, tiled splash back, sink unit with drainer, gas hob, oven, and access to the garden area through sliding patio doors.

Leading up the stairs to the first floor accommodation is three bedrooms, two being great sized doubles and then a smaller but still a reasonable sized single room.

The family bathroom consists of a bath with shower over and a hand wash basin, decorated with a neutral white tiled decor and finished with a separate W.C with hand wash basin.

Externally, there is a good sized garden area with shrubs and fencing to the perimeter.







## Property Specification

THREE BEDROOMS  
CLOSE TO LOCAL SCHOOLS  
EXTENDED KITCHEN  
NO UPWARD CHAIN  
PRIVATE GARDEN

Porch 3' 5" x 3' 0" (1.05m x 0.92m)

Hall 7' 11" x 3' 0" (2.42m x 0.92m)

Lounge 10' 2" x 9' 7" (3.09m x 2.92m)

Living Room 16' 3" x 16' 3" (4.96m x 4.96m)

Kitchen Area 8' 9" x 16' 3" (2.67m x 4.96m)

Bedroom One 14' 11" x 9' 9" (4.54m x 2.98m)

Bedroom Two 11' 4" x 9' 9" (3.45m x 2.98m)

Bedroom Three 12' 6" x 6' 4" (3.81m x 1.92m)

Bathroom 6' 8" x 5' 2" (2.03m x 1.57m)

W.C 6' 8" x 2' 9" (2.03m x 0.83m)

### 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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

