



Aldridge Road, Great Barr  
Birmingham, B44 8NP

**£220,000**

# Great Barr

£220,000



Offering a perfect blend of traditional and contemporary style this fully refurbished three bedroom semi-detached property is brought to the market with no upward chain and is conveniently situated in a popular residential location in Great Barr close to shops and local schools.

Approached via a front lawn set behind a brick retaining wall with a pathway leading to the front porch and entry.

Internally the hallway has a staircase leading up to the first floor accommodation with useful under stairs store cupboard and door off into the through lounge. The through lounge and diner offers a lovely bright spacious room with brand new carpets, modern decor, chimney breast and attractive bow window to the fore also offering good space for dining table and chairs along with rear doors out into the garden. The kitchen comprises of a newly fitted range of wall and base units with work surfaces over, stylish mosaic splash backs, sink and side drainer with overhead window, gas hob, oven and space for further integrated appliance.

On the first floor there are three bedrooms, two being generous doubles with bedroom one benefitting from a bow window to the fore and one smaller third bedroom.

The family bathroom consists of a lovely spacious suite with low level flush W.C, a hand wash basin, panelled bath and a separate shower enclosure.

The rear garden is mainly laid to lawn with a paved patio, mature shrub borders, fencing to the perimeters and an excellent size garage with rear access for vehicles.

Having undergone extensive refurbishment this key ready property will make a lovely family home an internal viewing is highly recommended.

## Further Key Points -

Fully Double Glazed

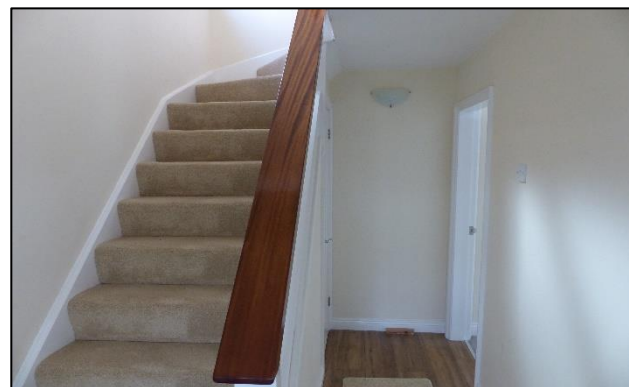
Gas Central Heating Boiler only 18 months old

New Carpets, Bathroom and Kitchen

Full Electrical Re-Wire undertaken

Freehold Title

NO UPWARD CHAIN







## Property Specification

THREE BEDROOM  
TRADITIONAL SEMI DETACHED  
REFURBISHED THROUGHOUT  
BRAND NEW KITCHEN & BATHROOM  
SPACIOUS THROUGH LOUNGE & DINER

### Entrance Porch

#### Hallway

12' 10" x 5' 7" (3.9m x 1.7m)

#### Through Lounge & Diner

27' 7" x 10' 10" (8.4m x 3.3m)

#### Kitchen

9' 10" x 8' 2" (3m x 2.5m)

#### Landing

8' 2" x 5' 7" (2.5m x 1.7m)

#### Bedroom One

12' 2" x 10' 8" (3.7m x 3.25m)

#### Bedroom Two

12' 8" x 10' 10" (3.85m x 3.3m)

#### Bedroom Three

7' 3" x 5' 7" (2.2m x 1.7m)

#### Bathroom

9' 10" x 5' 7" (3m 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:

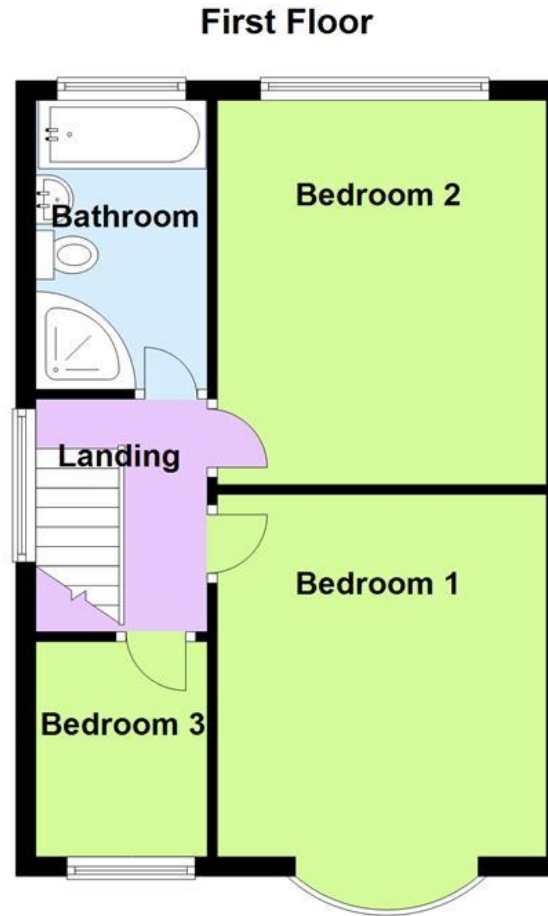
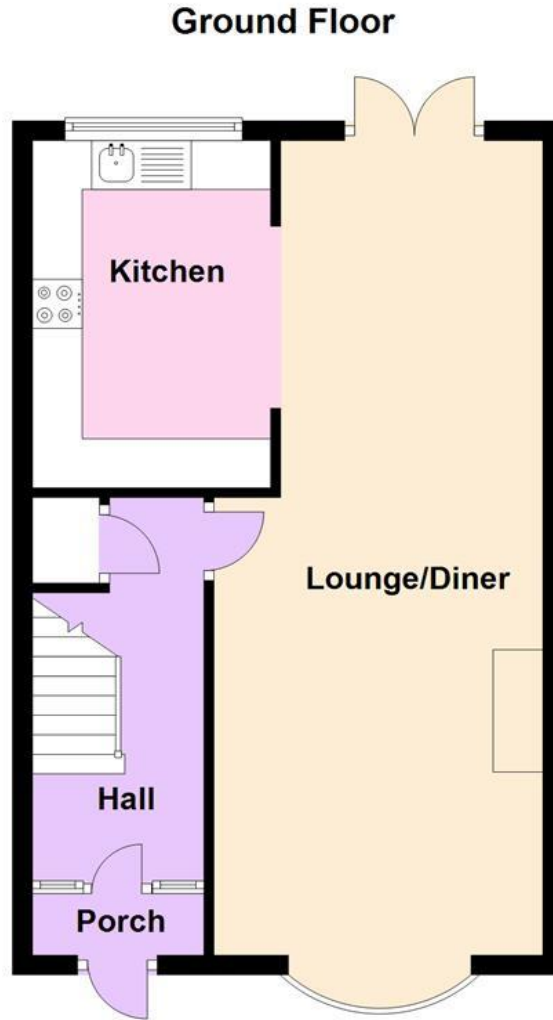
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		58
(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

