

Aldridge Road, Great Barr Birmingham, B44 8NP

Offers in Excess of £200,000

Great Barr

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Paul Carr Estate Agents are welcoming to market this extended three bedroom semi detached home located on the desirable Aldridge Road. Situated close to ASDA Supermarket, schooling for all ages, Queslett nature reserve, local shops and amenities

The home is approached by a front garden and pathway leading up to and entering through a secure porch.

The hallway gives access to an excellent size dual aspect lounge and diner with a bay window to the front elevation and sliding doors at the rear into the sun room. The sun room offers good additional space and features a storage room, access to the garden and the side of the property. The kitchen offers a large amount of countertop space, an array of wall and base units, space for integrated appliances, sink unit with side drainer and gas oven. Completing the kitchen is a good size pantry cupboard going under the stairs.

Heading upstairs you are presented with three bedrooms, two of which are double rooms and a smaller but reasonable size third room. The family bathroom consists of a tiled suite with panel bath and shower over, hand wash unit and a W.C.

Externally, the home has a pleasant rear garden, completed with a mixture of patio and lawned areas, fencing to the perimeter, greenhouse and the rear garage which is accessed via a right of way at the back.

This property also has the benefit of no upward chain.





















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: 10th May 2024

Property Specification

THREE BED SEMI DETACHED
IDEAL INVESTMENT OR FIRST TIME BUY
MODERNSIATION REQUIRED
PRICED TO SELL ACCORDINGLY
SPACIOUS THROUGH LOUNGE & DINER
SUN ROOM

Porch

Hallway 11' 10" x 5' 11" (3.6m x 1.8m)

Dual Aspect Lounge & Diner 26' 11" x 11' 2" (8.2m x 3.4m)

Kitchen 11' 10" x 7' 3" (3.6m x 2.2m)

Sun Room 8' 10" x 19' 0" (2.7m x 5.8m)

Bedroom One 14' 1" x 9' 10" (4.3m x 3m)

Bedroom Two 13' 1" x 11' 2" (4m x 3.4m)

Bedroom Three 8' 6" x 6' 7" (2.6m x 2m)

Bathroom 9' 2" x 5' 11" (2.8m x 1.8m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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

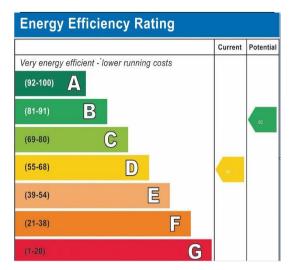
Ground Floor



First Floor



Energy Efficiency Rating



Map Location

