



Aldridge Road, Great Barr  
Birmingham, B44 8NP

**Offers in Excess of £200,000**

# Great Barr

Offers in Excess of £200,000



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.





## Property Specification

THREE BED SEMI DETACHED  
IDEAL INVESTMENT OR FIRST TIME BUY  
MODERNISATION 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)

### 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

### 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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		62
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

## Map Location

