

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTAINANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



ALDRIDGE ROAD, GREAT BARR, B44 8NB - OFFERS OVER £220,000

This is a spacious and well-presented three-bedroom end-of-terrace family home, ideally situated in the heart of Great Barr, with excellent access to local shops, public transport links and schooling nearby. The property benefits from a driveway providing off-road parking, with access into an enclosed porch and a light and airy hallway. The ground floor offers a well-presented front reception room, along with a spacious open-plan kitchen and dining area to the rear. To the first floor is a spacious landing leading to two well-proportioned double bedrooms, a good-sized third bedroom and a fitted family bathroom. To the rear is a low-maintenance garden, featuring a patio area leading onto a lawn, providing an ideal outdoor space for entertaining and relaxation. The property offers excellent scope for further improvement and potential extension, both internally and externally, subject to the necessary planning permissions. Ideally suited to first-time buyers and growing families, the property is offered for sale with no upward chain. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via paved driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: A light and airy entrance with stairs to first floor, understairs storage cupboard, tiling to floor, radiator and doors into;

LOUNGE: 9'10 x 11'9: A great size living space, radiator and double glazed window to front.

KITCHEN / DINER: 16'3 x 10'2: A open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven with extractor hood over, gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed double sliding doors to rear.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 8'10 x 12'3: A great size double bedroom, double glazed window to front and radiator.

BEDROOM TWO: 9'10 x 9'10: A further good size double bedroom, double glazed window to rear and radiator.

BEDROOM THREE: 6'10 x 8'10: A final bedroom with double glazed window to front and radiator.

BATHROOM: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, radiator and double glazed opaque window to rear.

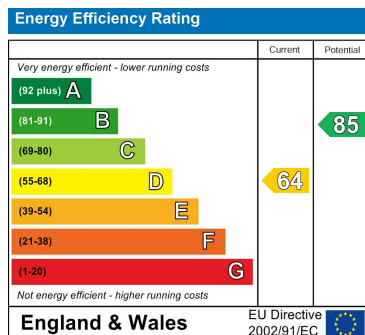
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.



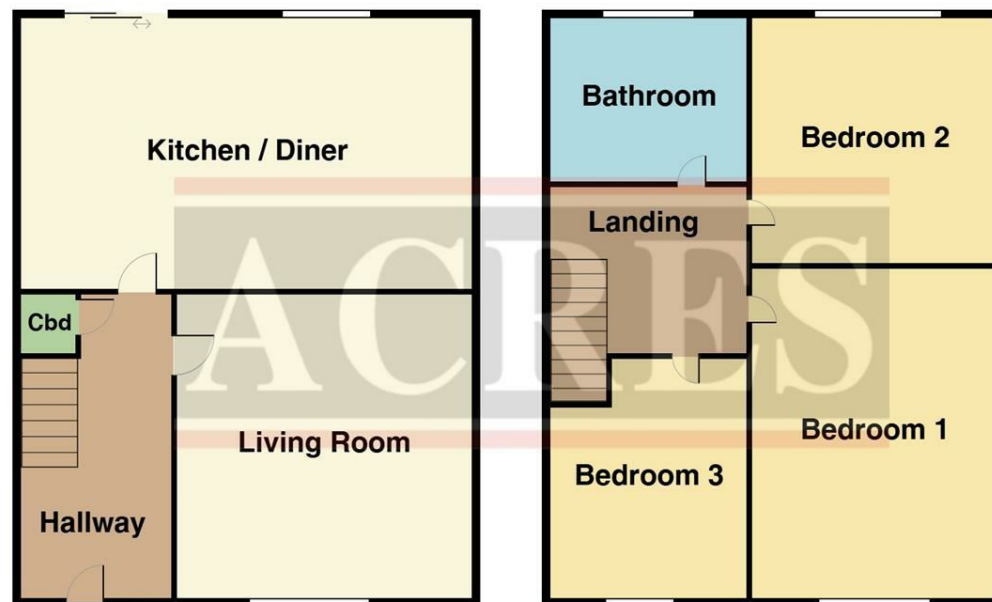
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Aldridge Road, Birmingham, B44 8NB



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.