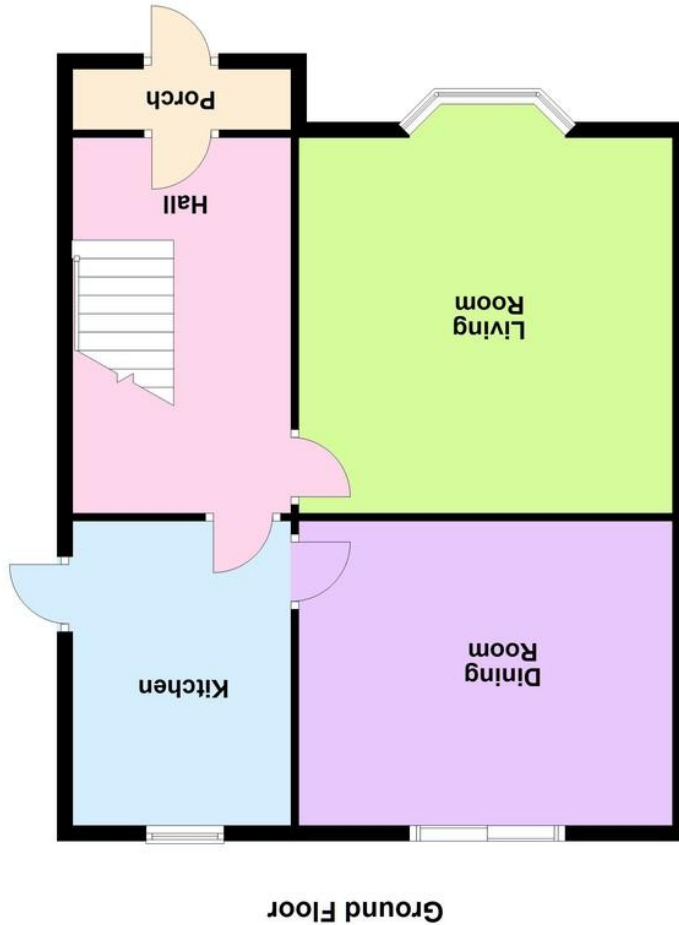
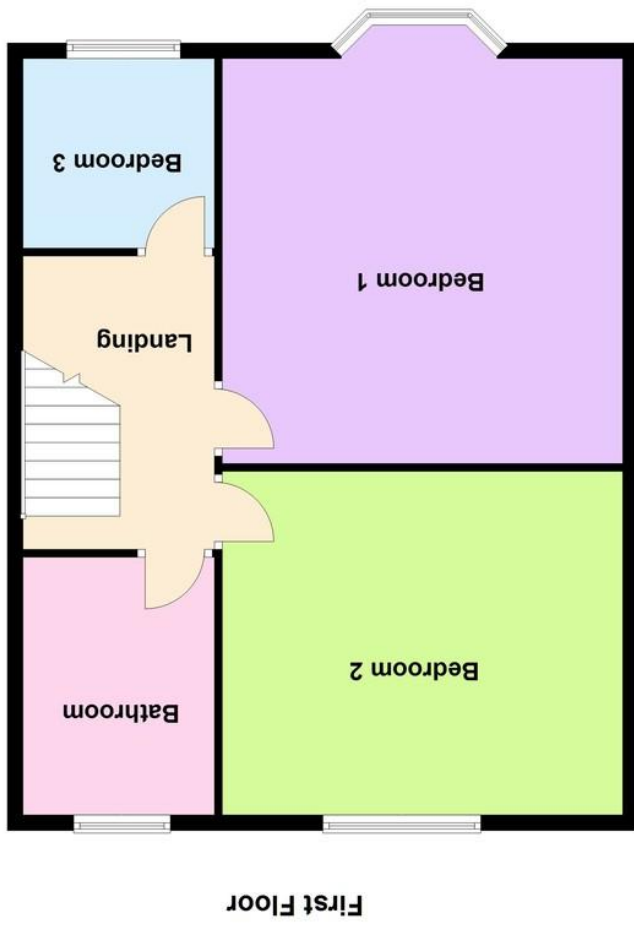
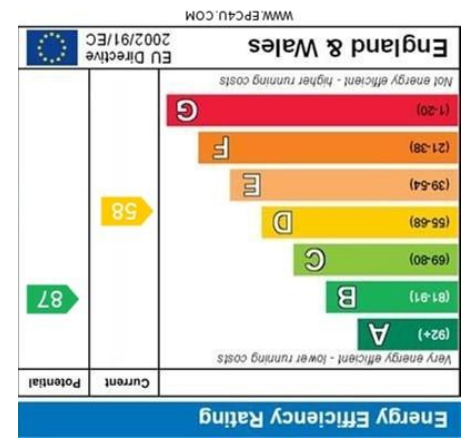


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- GARAGE
- PRIME LOCATION

Aldridge Road, Great Barr, Birmingham, B44 8NP

£230,000



Property Description

This three bedroom semi-detached house is currently listed for sale. It is in good condition, ready for individuals or families to move in immediately without the need for any immediate renovations or refurbishment.

The property boasts a well-structured layout with two reception rooms, which are both spacious and naturally lit due to large windows. The first reception room is separate, ideal for a tranquil and serene atmosphere. The second reception room provides direct access to a beautiful garden, perfect for summer get-togethers or a peaceful morning coffee.

With three bedrooms, two of which are double-sized and one single, there's ample space for a growing family or for accommodating guests. The bathroom has been recently refurbished, reflecting a modern and stylish design, ensuring a comfortable experience.

The property includes a single kitchen, flooded with natural light, providing a warm and inviting space for meal preparations. The kitchen has been maintained well, adding more appeal to this stunning house.

One unique feature of this property which sets it apart is the garage, providing additional storage or safe and secure parking for your vehicle.

The location is ideal, with public transport links in the vicinity, making commuting easy and hassle-free. Additionally, local amenities are within a short distance from the property. For families with children, the convenience of nearby schools is an added advantage.

This property is ideal for families and couples alike, offering a perfect blend of functionality and comfort. Don't miss this opportunity to own a home that ticks all the boxes.

PORCH Wall light and door into:-

HALLWAY Ceiling light point, radiator, understairs storage, stairs to first floor.

LIVING ROOM 17' 4" x 10' 6" (5.28m x 3.2m) Ceiling light point, bay window to front, gas fireplace and radiator.

KITCHEN 9' 6" x 7' 2" (2.9m x 2.18m) Wall and base units, ceiling light point, pantry, laminate flooring, oven, fridge, sink, window to rear and door to side.

DINING ROOM 10' 0" x 9' 0" (3.05m x 2.74m) Wall lights, radiator, patio door to rear garden.

FIRST FLOOR

BEDROOM ONE 15' 0" x 10' 8" (4.57m x 3.25m) Ceiling light point, bay window to front, radiator.

LANDING Ceiling light point, window to side.

BEDROOM TWO 12' 6" x 10' 8" (3.81m x 3.25m) Ceiling light point, window to rear, radiator and wardrobes.

BEDROOM THREE 7' 2" x 6' 0" (2.18m x 1.83m) Ceiling light point, radiator and window to rear.

BATHROOM 7' 6" x 5' 8" (2.29m x 1.73m) Vinyl flooring, shower, sink, WC, cupboard housing boiler, towel radiator, ceiling light point, tiled splashbacks and window to rear.

LOFT Insulated.



REAR GARDEN Side access, paved patio, borders for plants and shrubs, lawn, steps leading to further borders.

GARAGE Accessed via road to the rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Vodafone, limited for Three, O2 and data likely available for EE, limited for Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

