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816 Aldridge Road, Great Barr, Birmingham, West Midlands.  
B44 8NP

230000 £230,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

\*\*\*EXTENDED\*\*\*WELL PRESENTED\*\*\*SEMI DETACHED FAMILY HOME\*\*\*THREE BEDROOMS\*\*\*AMPLE LOUNGE/DINER\*\*\*EXTENDED KITCHEN\*\*\*SUN ROOM\*\*\*FAMILY BATHROOM\*\*\*MUCH SOUGHT AFTER LOCATION\*\*\*PRIVATE PAVED EASY MAINTENANCE REAR GARDEN\*\*\*POTENTIAL FOR DRIVEWAY TO FORE\*\*\*GARAGE TO REAR\*\*\* A fantastic opportunity to purchase this extended semi detached family home. Situated in a much sought after location; within easy reach of popular schooling, amenities and transport links. Accommodation in brief comprises, enclosed entrance porch, entrance hallway, ample through lounge/diner, extended kitchen, sun room, three bedrooms and family bathroom. Outside is a private, easy maintenance paved garden, garage to the rear and potential driveway to the fore.

## FEATURES

- POPULAR CONVENIENT LOCATION
- EXTENDED FAMILY HOME
- AMPLE THROUGH LOUNGE/DINER
- EXTENDED KITCHEN
- SUN ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE PAVED REAR GARDEN
- GARAGE TO THE REAR
- POTENTIAL FOR A DRIVEWAY TO THE FORE



## ROOM DESCRIPTIONS

### Approach

Approached via a block paved hardstanding having potential for a driveway, door giving access to an enclosed entrance porch with further door giving access to the accommodation.

### Entrance Hallway

Having stairs rising to the first floor and doors giving access to:-

### Lounge/Diner

11' 05" x 27' 0" (3.48m x 8.23m)

### Kitchen

6' 11" max x 19' 0" (2.11m x 5.79m)

### Sun Room

6' 08" x 9' 02" (2.03m x 2.79m)

### Landing

Having doors giving access to:-

### Bedroom One

10' 10" x 12' 04" (3.30m x 3.76m)

### Bedroom Two

10' 03" x 14' 04" max (3.12m x 4.37m)

### Bedroom Three

6' 1" x 7' 1" (1.85m x 2.16m)

### Family Bathroom

5' 1" x 8' 05" (1.55m x 2.57m)

### Rear Garden

A private rear garden being fully paved for easy maintenance and garage to the rear.

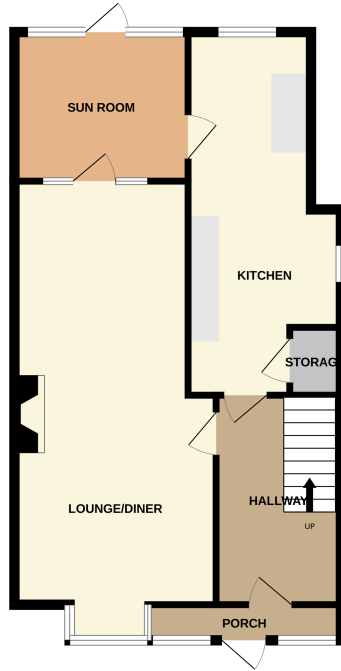




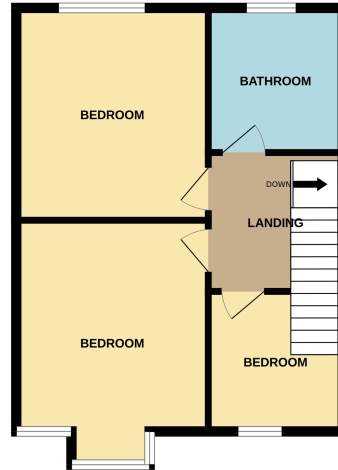


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	