

12 ALDRIDGE SQUARE  
PERRY BARR  
BIRMINGHAM  
B42 2GS

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### Accommodation Summary:

- Allocated parking space
- Secure communal entrance
- Entrance hall with wood-effect flooring
- Open-plan living and dining area
- French doors to Juliet balcony
- Modern kitchen with integrated appliances
- Space for washing machine
- Principal bedroom
- Second bedroom/home office
- Main bathroom with shower over bath
- Convenient access to the A34
- Ideal for working professionals

EPC Rating: B



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Situated in the heart of Perry Barr, this area boasts a range of amenities and attractions suitable for individuals and families alike. Transport links are excellent, with Perry Barr train station providing easy access to Birmingham city centre and beyond. The area is also served by numerous bus routes, offering convenient travel options for commuters and residents alike.

Families in the area benefit from proximity to several well-regarded schools, including Perry Beeches Primary School and Perry Beeches II The Free School. Additionally, the nearby Birmingham City University offers further education options for those pursuing higher studies or professional development. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

The nearby One Stop Shopping Centre provides a range of retail options, while Perry Park offers green spaces for recreation and relaxation. Sports enthusiasts can also enjoy facilities at Alexander Stadium, which hosts various events and activities throughout the year.

### Description of Property

Ideal for working professionals, this well-presented two-bedroom apartment enjoys a convenient location in Perry Barr, offering excellent access to the A34 and wider transport links into Birmingham city centre and surrounding areas.

The property is accessed via a secure communal entrance, with a carpeted communal hallway leading to the apartment. Inside, the welcoming entrance hall features attractive wood-effect flooring, which continues throughout the main living areas, creating a contemporary and low-maintenance living space.

The bright and spacious open-plan sitting and dining area benefits from French doors opening onto a Juliet balcony, allowing plenty of natural light to flow through the room. The adjoining modern kitchen is

fitted with integrated appliances and provides additional space for a washing machine, making it both practical and stylish.

The apartment offers two bedrooms, including a principal bedroom and a second bedroom that could serve as a guest room or home office. Completing the accommodation is the main bathroom fitted with a bath and shower overhead.

Further benefits include an allocated parking space and a desirable location close to local amenities, transport connections, and major commuter routes.

### Directions from Aston Knowles

From Aston Knowles, 8 High Street, Sutton Coldfield (B72 1XA), head south-west on the A5127 and continue onto Chester Road (A453) towards Kingstanding. Follow the signs for Perry Barr and Great Barr, then continue towards Aldridge Road. Turn into Aldridge Square, where number 12 is located.

### Terms

Council Authority: Birmingham

Council tax band: A

Average area Broadband speed: 110 Mbps, 900 MBS also available

### Services

We understand that mains water, gas and electricity are connected.

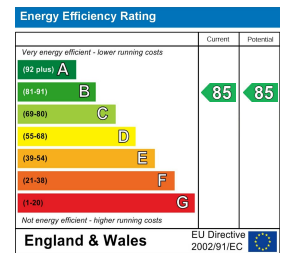
### Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the tenancy.





- Photographs taken: June 2026
- Particulars prepared: June 2026



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**8 High Street, Sutton Coldfield, B72 1XA**

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