

2 BACK LANE
ALDRIDGE
WALSALL
WS9 0AL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in the picturesque village of Aldridge, this impressive six-bedroom detached property offers ample space for families. Conveniently situated, it provides easy access to a range of amenities.

PART EXCHANGE CONSIDERED

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Guest WC

Snug/dining room

Kitchen/breakfast room

Utility room

First Floor:

Landing

Four bedrooms

Two ensuites

Family bathroom

Second Floor:

Landing

Two additional bedrooms

One ensuite

Garden and Grounds:

Double garage

Secure gated entry

Block paved driveway with ample parking

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 3,339 Sq Ft (310 Sq M)

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

Nestled in the charming village of Aldridge, this property offers a delightful blend of countryside tranquillity and suburban convenience. Additionally, the village offers various recreational activities, including sports clubs, community events, and cultural attractions, ensuring there's always something to enjoy close to home.

The property benefits from proximity to a range of amenities catering to daily needs and leisure pursuits. Nearby shops, cafes, and restaurants provide ample opportunities for shopping and dining, while local parks and green spaces offer tranquil spots for relaxation and recreation.

Families will appreciate the selection of nearby schools, including Leighswood School and St. Mary of the Angels Catholic Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Transport links are excellent, with easy access to major roadways such as the A452 and A461, as well as nearby train stations providing connections to Birmingham city centre and beyond.

Description of Property

Upon entering this remarkable property, you are greeted by a spacious and luminous hallway, adorned with a stunning staircase in the centre, featuring glass balustrades that allow natural light to cascade throughout the space. Conveniently nestled within the hallway is a guest cloakroom, complete with a sink and WC, as well as understairs storage for added convenience.

To the left of the entrance, through double doors, lies the expansive drawing room, boasting an abundance of natural light streaming in from both ends. With views overlooking the front and rear gardens, this room offers a seamless indoor-outdoor living experience, enhanced by the bifolding doors leading out to the patio area. The central log fire serves as a focal point, creating a cosy ambiance for relaxing evenings.

Adjacent to the drawing room is the impressive open-plan kitchen/breakfast area, featuring sleek white floor-to-ceiling cabinetry complemented by black countertops. The island provides additional seating for casual dining and family breakfasts, while the integrated appliances, including double ovens and a hob with overhead extractor, ensure both functionality and style. An inviting snug area or formal dining space is situated ahead, bathed in natural light from the skylight above and offering access to the rear garden through patio doors.

Returning to the hallway, you'll find access to the utility room, which boasts ample storage space, matching cabinetry, and provisions for a washing machine, along with a convenient sink. Single access to the side of the property adds to the practicality of this space.

Through double doors from the hallway lies the well-appointed snug, overlooking the front of the property and offering versatility as a formal dining room, playroom, or home office, catering to the occupants' needs.

Ascending to the first floor, the landing provides access to the bedrooms and the family bathroom, which features a beautifully designed suite with tiled flooring and walls, a walk-in shower, standalone bathtub, WC, and sink.

The master bedroom, located on the left, boasts a walk-in wardrobe and ensuite bathroom, while balcony doors open up to views of the rear garden. Three additional double bedrooms on this floor all offer ample space and storage, with Bedroom 2 enjoying the luxury of its own ensuite bathroom.

Moving up to the second-floor landing, two further double bedrooms await, with Bedroom 3 boasting its own ensuite bathroom. Each room offers comfortable living spaces for occupants to enjoy, ensuring ample accommodation for a growing family or guests.

Garden and Grounds

Upon arrival at the property, you are welcomed by a secure gated entrance leading to a spacious block paved driveway, offering ample parking space for multiple cars. Adjacent to the driveway is the double garage, providing additional parking or storage options. Convenient side access from the front leads to the rear garden, enhancing accessibility.

The rear garden is enclosed by fencing around its perimeter, ensuring security and privacy for occupants. Mature trees and hedges at the back further enhance privacy. The garden is predominantly laid to lawn, providing ample space for various activities. A tiled patio area offers the perfect setting for alfresco dining with family and friends, adding to the charm and appeal of outdoor living.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Mill Ln, turn right onto Chester Rd/A452, turn left onto Back Ln and the property will be on your right.

Distances

Shenstone Train Station - 2.4 miles
Aldridge - 1.8 miles
Sutton Coldfield - 4.6 miles
Shenstone - 3.6 miles
Birmingham - 9.9 miles
Birmingham International/NEC - 15.9 miles
M6 - 6.9 miles
M6 Toll - 12.4 miles
M42 - 14.4 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Walsall Council
Tax Band: F
Broadband average area speed: 11 Mbps

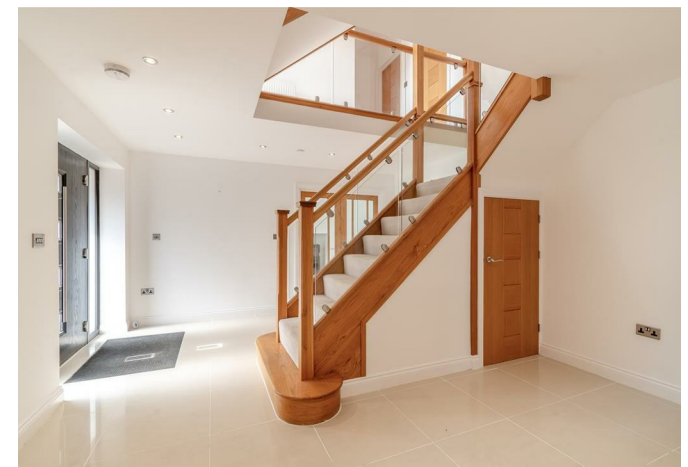
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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Services

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

Disclaimer

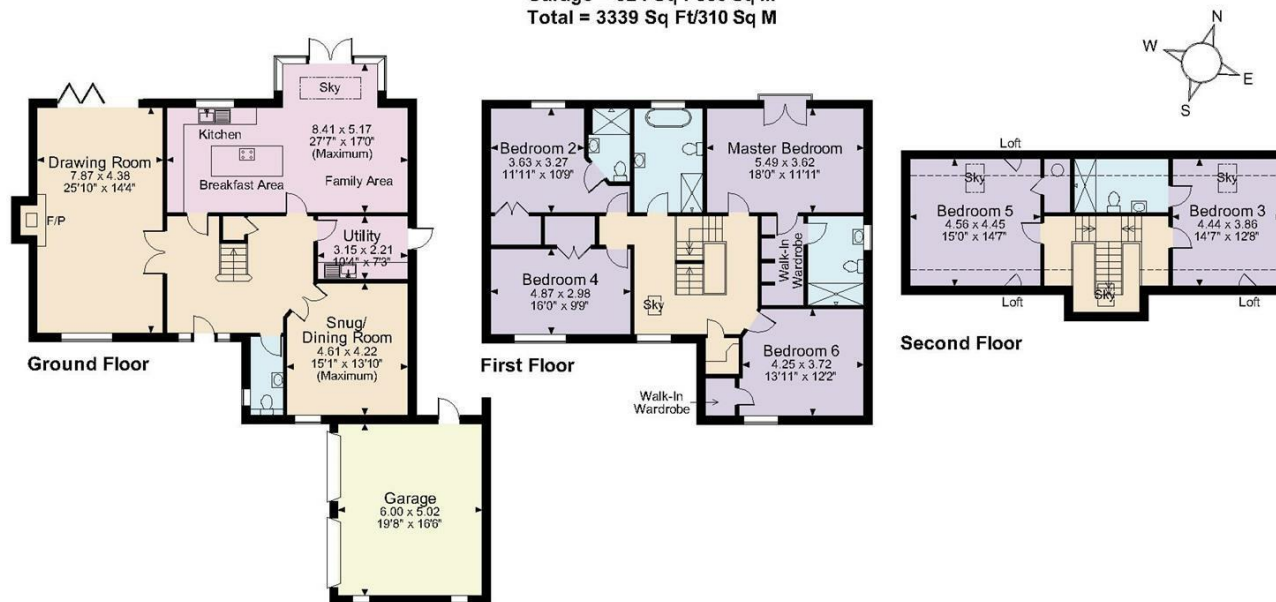




Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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 sale.

Photographs taken: March 2024
Particulars prepared: March 2024

Back Lane, Aldridge, Walsall
Approximate Gross Internal Area
Main House = 3015 Sq Ft/280 Sq M
Garage = 324 Sq Ft/30 Sq M
Total = 3339 Sq Ft/310 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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