



Stonnall Road, Aldridge, Walsall



OIRO £625,000



Key Features

- Unique detached home
- Popular location
- Mature rear garden backing on to Druids Heath Golf Club
- Two double bedrooms both with ensuite bathrooms
- Large open plan living space
- Kitchen and separate utility room
- EPC rating D





****TWO BEDROOM UNIQUE DETACHED PROPERTY**** Located in the popular Aldridge area - sought after for its shops, eateries, cafes, parks, schools and local transport links to Walsall, Brownhills, Birmingham, local Motorways and Tolls. Aldridge is popular with both commuters and families alike. The Fairlawns hotel & health spa offers sports and recreational facilities is just a short drive away. Aldridge is a hit with families looking for outstanding & good schools. Secondary schools include Aldridge school, Barr Beacon, St Francis of Assisi, Queen Mary's Grammar school for boys and High school for girls.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



The property briefly consists of entrance hallway, guest cloakroom, sitting room/bar, open plan split level lounge and dining area, kitchen, utility, two double bedrooms both with ensuite bathrooms, outside w.c., double garage, sizeable driveway and large rear garden backing on to Druids Heath Golf Club.

Located in the heart of all of Aldridge's local amenities, early viewing is highly recommended.

Council tax band: F

EPC: D

Tenure: Freehold







Frontage

Having attractive gardens and extensive driveway leading to the double garage with side sliding doors and gated side access into the rear garden.

Entrance Hallway 1.56m x 1.77m

Welcoming entrance hallway with tiled flooring and guest cloakroom.

Sitting Room/Bar 3.55m x 5.35m

Having a fitted bar area, large window and high rise ceilings making this bright room the perfect room for entertaining.

Lounge/Dining Area 4.16m x 7.24m/3.92m x 4.96m

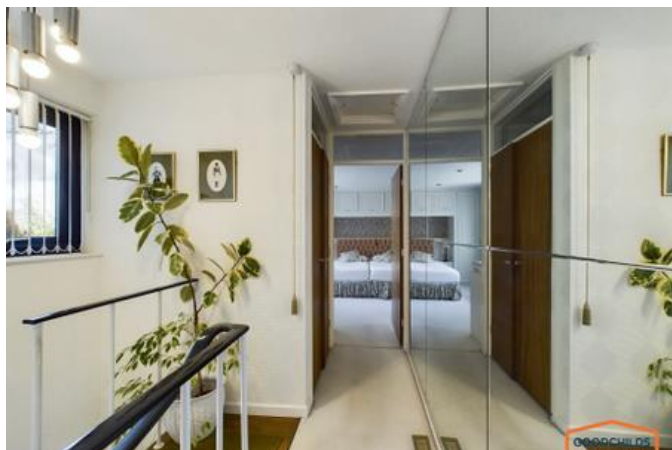
Large split level open plan lounge and dining area with large windows allowing in plenty of natural light and patio door out into the rear garden.

Kitchen 4.59m x 3.64m

Sizeable kitchen with a range of fitted wall and base units and integrated electric oven and microwave, electric hob, extractor canopy, fridge/freezer and dishwasher.

Utility 3.96m x 1.61m

Utility room with fitted wall and base units, sink and space for appliance.



Bedroom One 3.94m x 4.21m

Double bedroom with extensive built in wardrobes, over bed storage and matching dressing table.

Ensuite Bathroom 2.97m x 1.77m

Fully tiled bathroom with basin, bath, w.c. and bidet.

Bedroom Two 3.93m x 3.24m

Double bedroom with extensive built in wardrobes, over bed storage and matching dressing table.

Ensuite Shower Room 2.96m x 1.01m

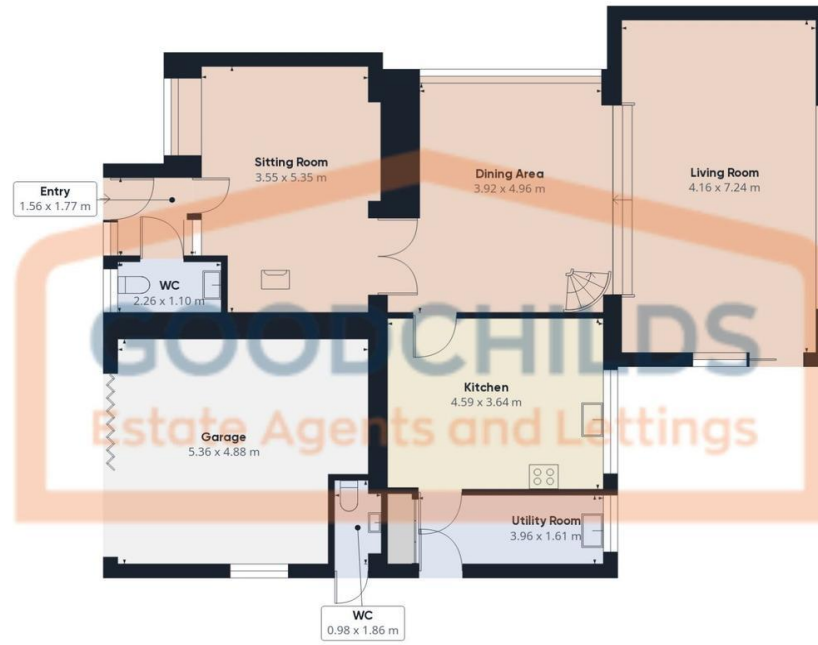
Full tiled shower room with shower enclosure, basin and w.c.

Rear Garden

Beautiful large mature rear garden backing on to Druids Heath Golf Club having patio area, large lawn area, outdoor w.c. and side gate access to the front of the property.

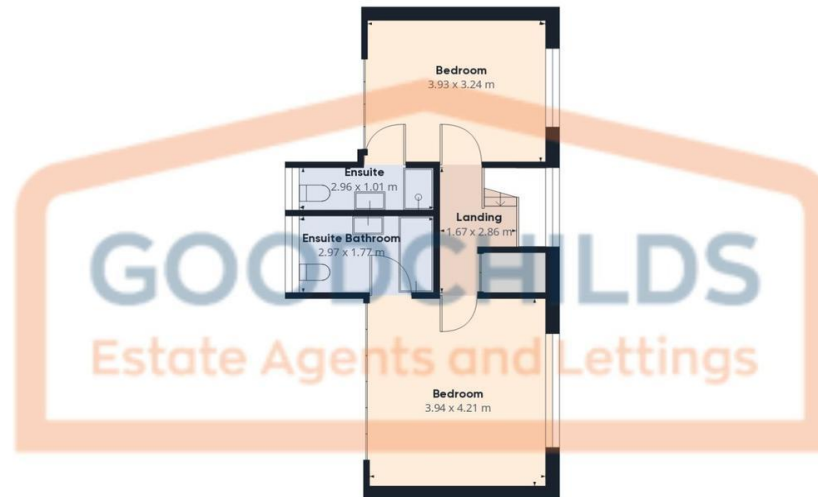






Ground floor

Approximate total area⁽¹⁾
174.3 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

