



Hallcroft Way, Aldridge



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Offers in excess of £345,000



Key Features

- Popular location
- Large detached bungalow
- Three bedrooms
- Large lounge
- Driveway and garage
- Low maintenance rear garden
- EPC rating C
- Freehold





****THREE BEDROOM HOME IN ALDRIDGE****The property is near to the popular Aldridge village with it's boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities is the fabulous Fairlawns hotel, spa and health centre which just a short drive away.

The property briefly comprises of: garage, driveway, porch entrance, hallway, kitchen, lounge, conservatory, three bedrooms, shower room and enclosed rear garden.

Early viewing is highly recommended for this lovely home in the ever popular Aldridge.

Tenure: Freehold

Council tax band:

EPC: TBC

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Frontage

Detached bungalow having block paved driveway leading to the garage.

Lounge

Large lounge at the rear of the property giving access to the conservatory.

Kitchen

Having matching wall and base units and integrated appliances.

Conservatory

Large conservatory having french doors out into the rear garden, the perfect space to relax in.

Bedroom One

Double bedroom located at the front of the property.

Bedroom Two

Double bedroom located at the rear of the property.

Bedroom Three

Double bedroom benefitting from built in wardrobes.

Bathroom

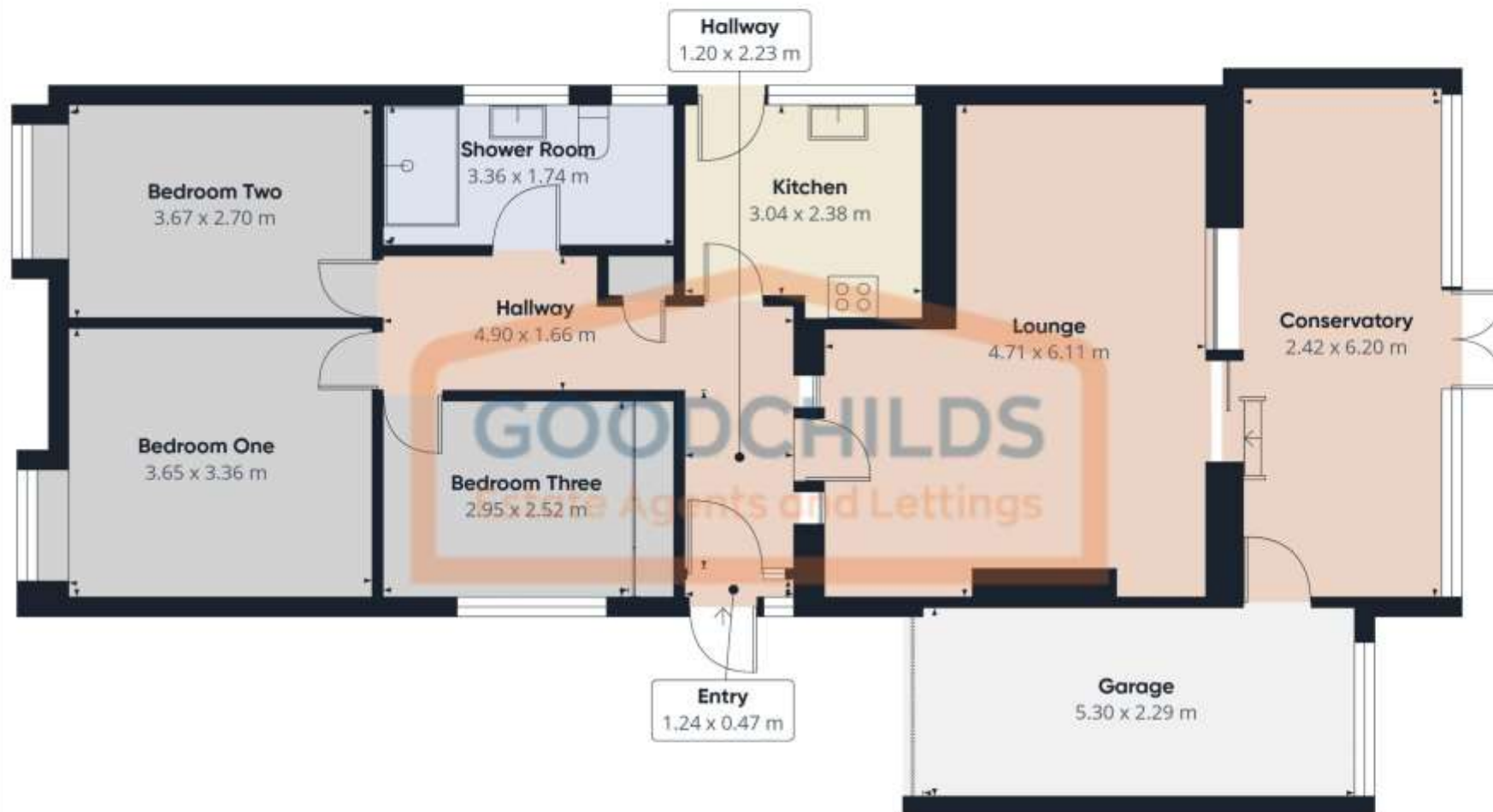
Fully tiled shower room having mains shower cubicle, basin and w.c.

Rear Garden

Low maintenance rear garden having large patio area.





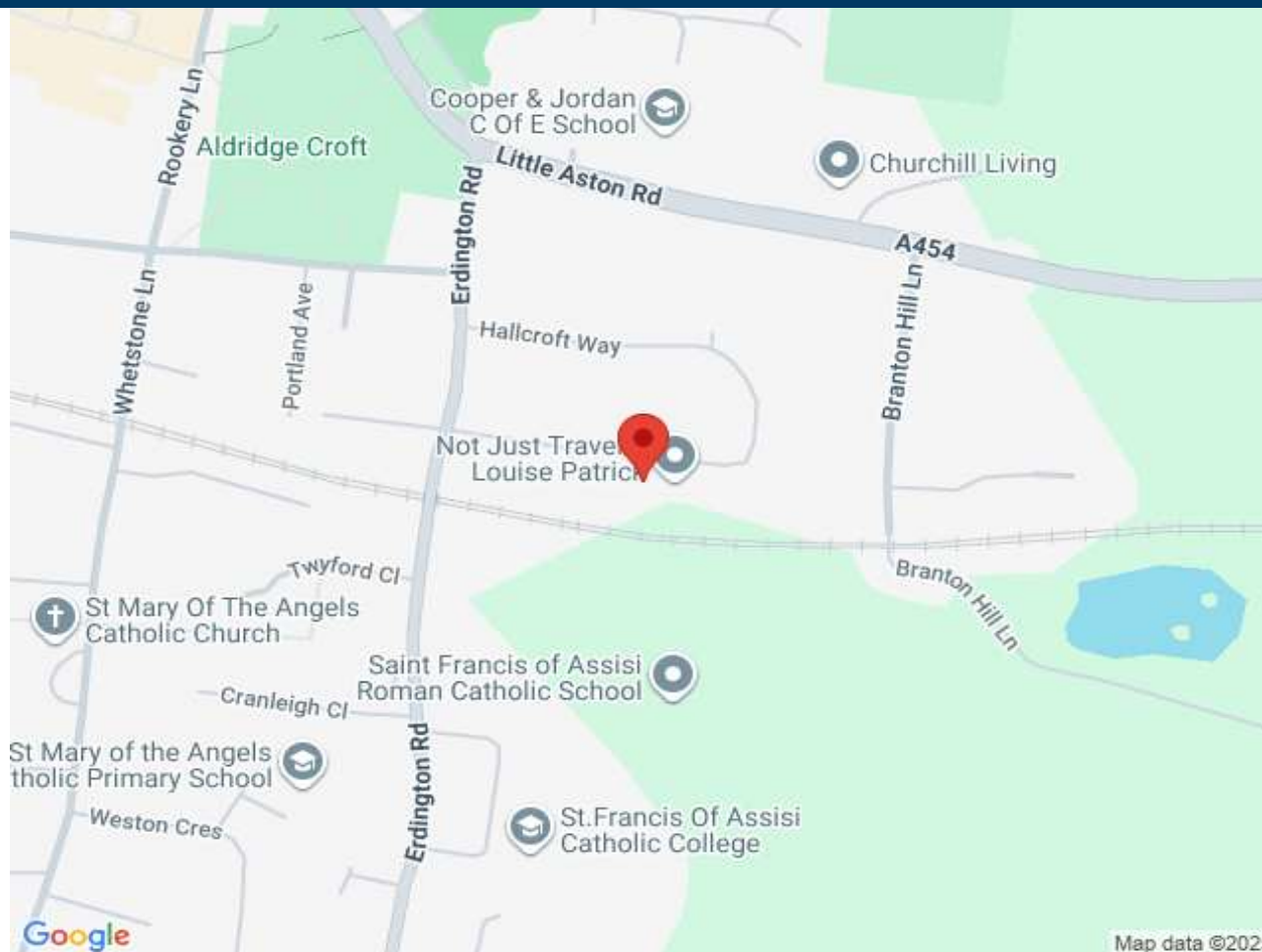


Approximate total area⁽¹⁾
107.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

