



Webbs

Helping people move since 1994

**Erdington Road | Aldridge, Walsall | WS9 0RT**

**Offers In The Region Of £525,000**

 **Webbs**  
estate agents

## Summary

**\*\* A CHARMING PERIOD PROPERTY RETAINING ORIGINAL FEATURES \*\* SPACIOUS FAMILY SIZED LIVING ACCOMMODATION THROUGHOUT \*\* GENEROUS PLOT \*\* POTENTIAL FOR EXTENSION ( STP ) \*\* HIGHLY DESIRABLE LOCATION CLOSE TO ALDRIDGE CENTRE, STREETLY AND SUTTON COLDFIELD \*\* FOUR BEDROOMS \*\* THREE RECEPTION ROOMS \*\* KITCHEN, UTILITY AND CELLAR \*\* FANTASTIC MULTI- FUNCTIONAL USEABLE LOFT SPACE \*\* DOUBLE GARAGE \*\* GYM/STORE ROOM \*\* FOREGARDEN AND DRIVE \*\* PRIVATE MATURE REAR GARDEN AND ENTERTAINING AREA \*\***

Welcome to Erdington Road, Aldridge, Walsall - a charming location for this beautiful semi-detached home! This property retains many original features and boasts three generous reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and a fantastic loft space there's plenty of room for the whole family to unwind and make this house a home. The rear garden is mature and private to enjoy outside entertainment.

Situated in a peaceful and desirable neighbourhood, this property provides a serene retreat from the hustle and bustle of everyday life.

Whether you're looking to host elegant dinner parties in the reception rooms or enjoy quiet evenings in the comfort of your bedroom, this house offers versatility to suit your lifestyle. Don't miss the opportunity to make this charming semi-detached house in Walsall your own - schedule a viewing today and step into your dream home! Call our Aldridge team on 01922 288800.

## Key Features

- BEAUTIFUL CHARMING PERIOD PROPERTY WITH MANY ORIGINAL FEATURES
- FOUR BEDROOMS, FAMILY BATHROOM PLUS FANTASTIC LOFT SPACE
- KITCHEN, UTILITY, GUEST WC AND CELLAR
- POTENTIAL TO EXTEND ( STP )
- FOREGARDEN AND DRIVEWAY
- DESIRABLE LOCATION CLOSE TO ALDRIDGE CENTRE, STREETLY AND SUTTON COLDFIELD
- THREE RECEPTION ROOMS
- DOUBLE GARAGE AND GYM ROOM
- MATURE PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Rooms and Dimensions

### Porch

### Entrance Hallway

### Dining Room

13'7 x 13'6 (4.14m x 4.11m)

### Lounge

14'8 x 13'7 (4.47m x 4.14m)

### Inner Hallway

### Guest Wc

### Cellar

13'6 x 6'9 (4.11m x 2.06m)

### Breakfast Room

11'5 x 8'11 (3.48m x 2.72m)

### Kitchen

17'10 x 8'8 (5.44m x 2.64m)

### Utility

5'3 x 11'3 (1.60m x 3.43m)

### Landing

### Loft Space

### Bedroom One

13'1 x 15'5 (3.99m x 4.70m)

### Bedroom Two

10'7 x 13'6 (3.23m x 4.11m)

### Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)

### Bedroom Four

9'10 x 4'4 (3.00m x 1.32m)

### Bathroom

### Front drive and garden

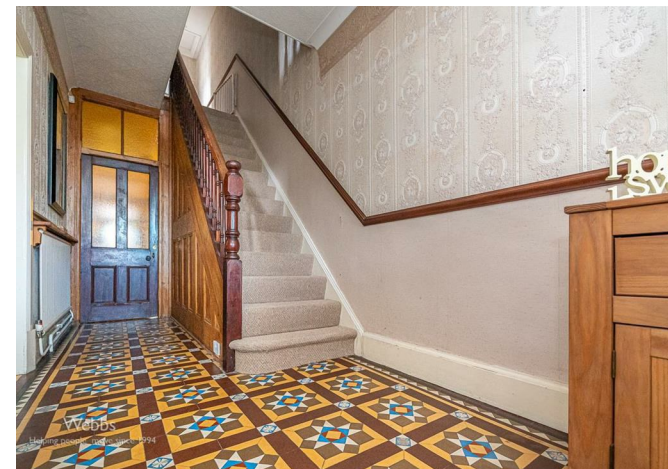
### Double Garage

13'6 x 16'4 (4.11m x 4.98m)

### Gym Area

13'3 x 16'4 (4.04m x 4.98m)

### Private mature rear garden







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.  
Made with Metropix ©2024

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
77	B	35	D
75	B	30	D
70	C	25	D
65	C	20	D
60	D	15	D
55	D	10	D
50	E	5	D
45	E	0	D
40	F	-5	D
35	F	-10	D
30	G	-15	D
25	G	-20	D
20	G	-25	D
15	G	-30	D
10	G	-35	D
5	G	-40	D
0	G	-45	D

England & Wales EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

