



Webbs

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St. Marys Way | Aldridge, Walsall | WS9 0AB

£440,000

 **Webbs**
estate agents

Summary

**** DETACHED PROPERTY ** VERY POPULAR RESIDENTIAL LOCATION ** CLOSE TO ALDRIDGE CENTRE ** GREAT SCHOOL CATCHMENT ** LIVING ROOM ** DINING ROOM ** KITCHEN ** UTILITY ROOM ** BOOT ROOM/OFFICE ** GUEST WC ** FOUR BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** STORAGE UNIT ** FRONT & REAR GARDENS ** EARLY VIEWING ESSENTIAL ****

Webbs Estate Agents have pleasure in offering for sale this very well presented 4 bedroom detached family home located close to Aldridge Centre on a popular residential development. Being close to amenities, schools, shops and commuter links. Briefly comprising: hallway, living room, dining room, kitchen, boot room / office, utility and a guest WC. To the first floor, the landing leads to four bedrooms, with en suite to the master and a family bathroom. Externally there is ample driveway parking, a part converted garage and an enclosed rear garden. EARLY VIEWING IS ADVISED!.

Key Features

- DETACHED FAMILY HOME
- CLOSE TO ALDRIDGE CENTRE
- KITCHEN
- 4 BEDROOMS
- FAMILY BATHROOM
- GREAT LOCATION FOR SCHOOL CATCHMENT
- LOUNGE, DINING ROOM
- UTILITY, WC
- MASTER BEDROOM WITH EN SUITE
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

HALLWAY

DINING ROOM

8'5" x 13'11" (2.58 x 4.26)

LIVING ROOM

11'5" x 13'11" (3.48 x 4.26)

BOOT ROOM / OFFICE

8'5" x 6'11" (2.58 x 2.11)

KITCHEN

9'8" x 10'4" (2.96 x 3.16)

UTILITY ROOM

5'2" x 7'1" (1.59 x 2.17)

GUEST CLOAKROOM

2'9" x 6'5" (0.85 x 1.98)

FIRST FLOOR LANDING

MASTER BEDROOM

11'10" x 11'0" (3.62 x 3.36)

EN SUITE

6'2" x 4'3" (1.89 x 1.31)

BEDROOM TWO

10'8" x 9'11" (3.27 x 3.03)

BEDROOM THREE

8'3" x 8'7" (2.52 x 2.64)

BEDROOM FOUR

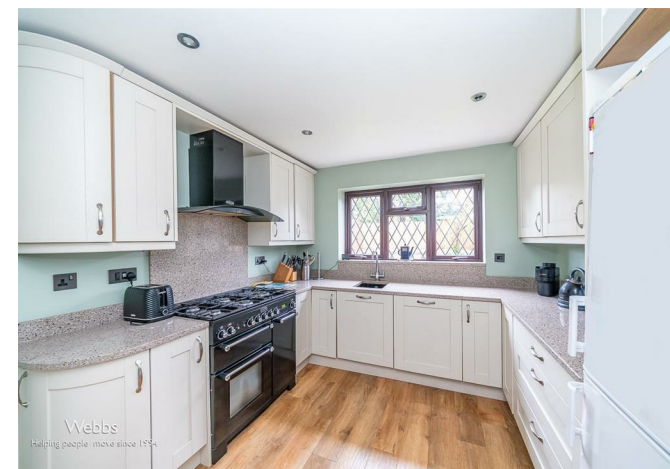
5'10" x 11'6" (1.78 x 3.51)

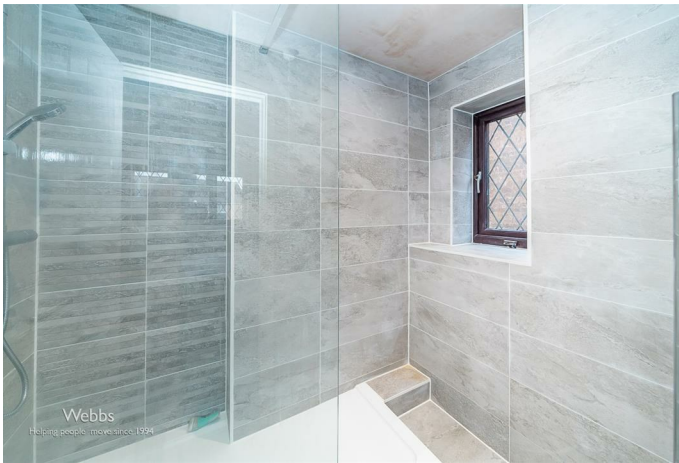
FAMILY BATHROOM

8'1" x 5'7" (2.47 x 1.72)

OUTSIDE

Identification Checks







Energy Efficiency Rating

Key energy efficient - lower running costs

Rating	Current	Target
A (91-100)	84	72
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		

Not energy efficient - higher running costs

EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Key environmentally friendly - lower CO₂ emissions

Rating	Current	Target
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/31/EU