



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Oakley Avenue, Aldridge, Walsall

£280,000

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A wonderfully extended three bedroom semi-detached home in a convenient location with great access to Aldridge Village Centre. Coming to the market having been significantly improved, this is sure to be a very popular home, especially with its large extended kitchen. The accommodation comprises an entrance porch, large living room and that superb extended kitchen diner, leading out to the garden. Upstairs are three bedrooms, all of which having proportions of a double bedroom, whilst there is a modern shower room and the added bonus that so few three bedroom semis boast, an en-suite to the master. Outside, the plot is impressive being particularly large, with a slate chipped frontage, and a very large rear garden laid mainly to lawn. This is a property that is sure to be popular, so don't miss out and book in an early viewing!

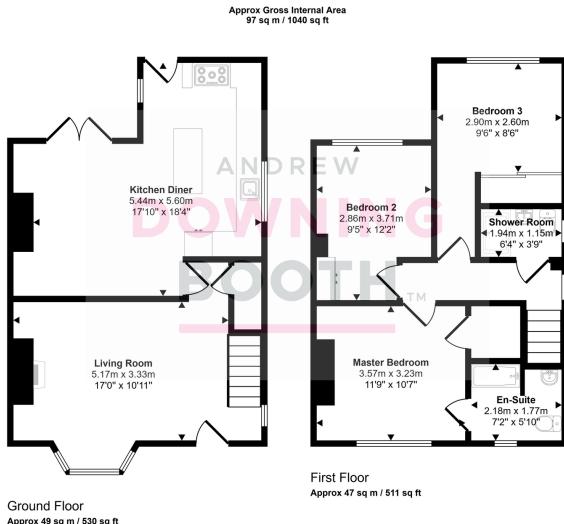
Living Room - 5.01m x 3.13m (16'5" x 10'3")

A front facing composite exterior door opens to a very spacious living room which is beautifully presented and fitted with laminate wood effect flooring. A contemporary feature radiator as well as a further radiator. There is a staircase leading up to the first floor living accommodation with glass balustrades, side facing double glazed window and a front facing double glazed bay window. The focal point of the room is a fabulous electric fire with recesses to either side of the chimney breast having down lighting and a tiled wall. A door opens to a useful under stairs storage cupboard whilst a further door with glazed panel inset opens through to the kitchen/diner.

Kitchen/Diner - 5.77m x 5.48m max (18'11" x 17'11" max)

A wonderful and very spacious kitchen benefits from have a range of matching base cabinets and wall units whilst a large ceramic sink with pull out mixer tap is set into a solid wood block work surface with tiled splashback. There are a range of integrated appliances including a dishwasher, fridge freezer and eye level integral microwave whilst there is space for a range style cooker with extractor hood above. The kitchen is fitted with recessed ceiling spotlights and two radiators whilst there are side facing UPVC double glazed windows and rear facing UPVC double glazed exterior doors opening out to the garden.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Extended Three Bedroom Semi-Detached Home
- Beautifully Updated Accommodation
- Generous Living Room & Large Kitchen Diner
- Convenient Location
- Shower Room & En-Suite
- Generous Rear Garden & Slate Chipped Forecourt



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC