



Connells

Aldeford Drive
Withymoor Village Brierley Hill

Aldeford Drive Withymoor Village Brierley Hill DY5 3JF

for sale offers over
£240,000



Property Description

Aldeford Drive is situated on Withymoor Village. Proceed down Gayfield Avenue from Sandringham Way and Aldeford Drive is the third turning on the left. This particular property is the fourth house on the left hand side of the road. Merry Hill Shopping Centre is a short distance away and there are ample parks and attractive walks nearby.

To The Front

Driveway to the front of the property providing off road parking, lawn to the front, door to utility room and pathway leading to the entrance porch.

Entrance Porch

Double glazed entrance door to the front elevation, tiled floor and door to entrance hallway

Entrance Hallway

Tiled floor, radiator and doors to;

Lounge

12' 11" x 12' 3" (3.94m x 3.73m)
Double glazed window to the front elevation and radiator

Kitchen

15' 6" x 10' 2" (4.72m x 3.10m)
Double glazed window and patio doors leading to the rear garden, a range of wall and base units, worksurfaces with splashbacks and inset sink/drainers, electric oven, hob and cooker hood, microwave and feature radiator.

Utility Room

17' 4" x 7' 4" (5.28m x 2.24m)
Double glazed window and door to the front elevation, double glazed door leading to the rear, worksurfaces with space for white goods, combination boiler.

Landing

Access to loft, storage cupboard and doors to bedrooms and bathroom.

Bedroom One

12' 6" x 8' 6" max (3.81m x 2.59m max)
Double glazed window to the front elevation and radiator.

Bedroom Two

10' 4" x 8' 10" plus recess (3.15m x 2.69m plus recess)
Double glazed window to the rear elevation and radiator

Bedroom Three

8' 7" x 6' 9" (2.62m x 2.06m)
Double glazed window to the front elevation and radiator

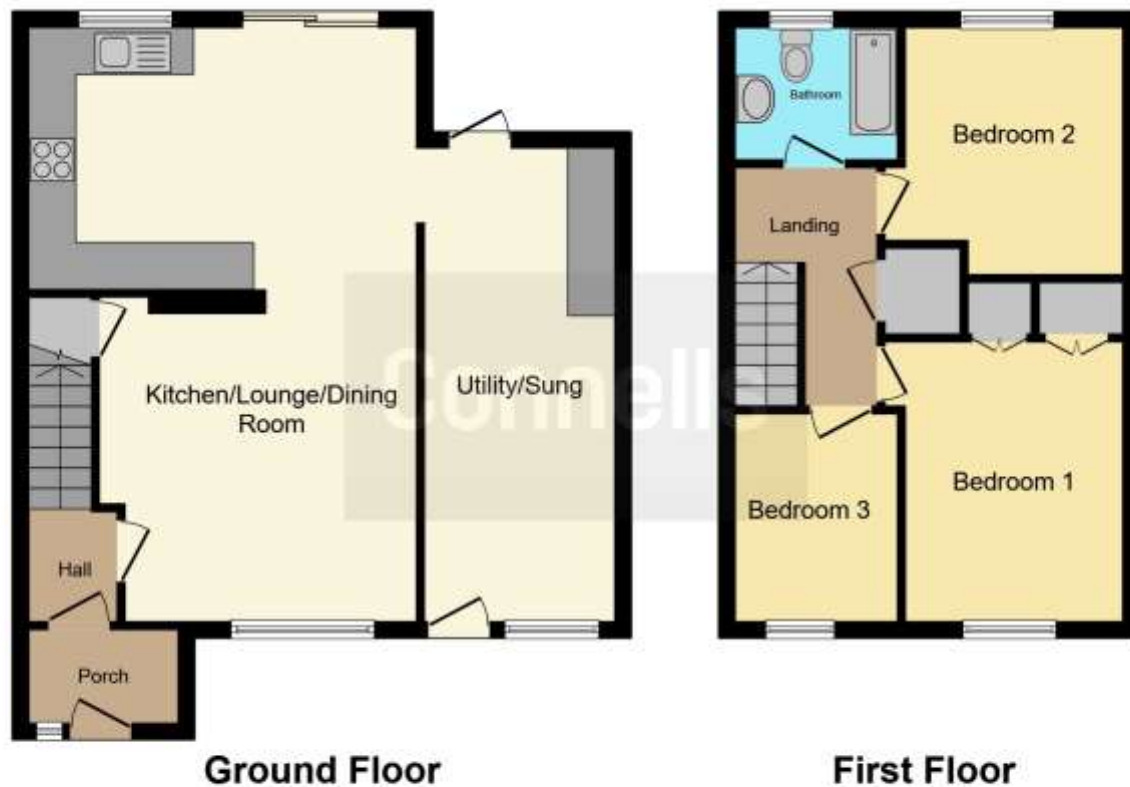
Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath, power shower, wash hand basin, wc, radiator rail and spotlights to ceiling.

Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to the lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



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