



Birmingham Road, Aldridge
Walsall, WS9 0AJ

£400,000

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Set in this highly regarded residential location, within easy reach of the many and varied amenities that Aldridge has to offer, this superb new build detached bungalow offers numerous features throughout.

Now build complete, the property benefits from a reception hall, 3 bedrooms, a bathroom with separate shower, utility room and a full width kitchen/living room with a range of integrated appliances. There is underfloor heating, double glazing and solar panels.

To the rear is a pleasant lawned garden and patio. There are parking spaces to the front. A 10 year LABC Warranty will be provided.

PLEASE NOTE:

Buyer to be responsible for payment of the selling agents fees, 1% of the purchase price realised, plus VAT. Payable upon completion.



Property Specification

SUPERB NEW BUILD DETACHED BUNGALOW
3 BEDROOMS
UTILITY ROOM
BATHROOM WITH SEPARATE SHOWER
FULL WIDTH FITTED KITCHEN/LIVING ROOM
UNDERFLOOR HEATING
DOUBLE GLAZING
SOLAR PANELS





Agent's Note:

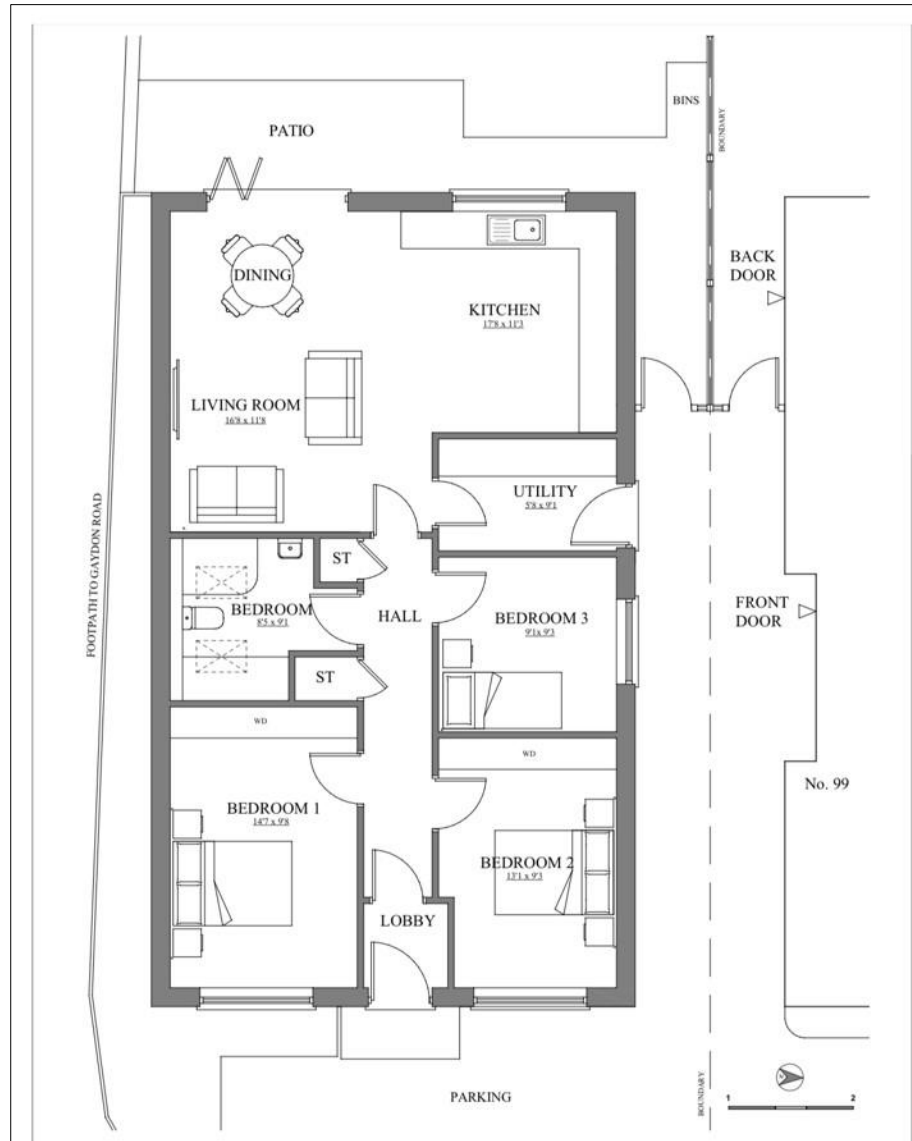
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24th July 2023

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: TBC
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

