



Alderwood, Aldridge Road,  
Walsall, WS4 2JP

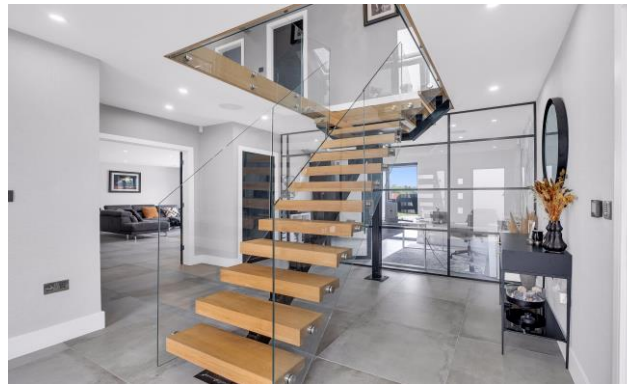
**£950,000**

# Alderwood, Aldridge Road

£950,000



Set on this fantastic development of only seven brand new detached family homes, Alderwood is the largest home on the development offering luxury accommodation with far reaching countryside views in a secluded yet convenient location. Accessed via secure gates from the road the home benefits from parking for several vehicles on both the block paved frontage and the parking area to the side as well as the integral garage. Inspection reveals the striking entrance hall where the feature open tread staircase sets the tone for the rest of the bespoke accommodation. The living room with projector has bi-fold doors opening to the rear garden complemented by the study area with full height glazing to the entrance hall meaning light streams through and bounces off the tiled floor. The real wow factor is the open plan kitchen/dining/living space, a dream for the modern family with integrated appliances such as Siemens gas hob and two double ovens, fridge, freezer and additional under counter drinks fridge and neat touches such as the instant hot water tap. The kitchen area is complemented by a large separate utility room with additional cooking facilities and additional fridge freezer. The feature staircase from the entrance hall rises to the gallery landing where doors radiate to five bedrooms, the master suite with both a large fitted dressing area and stunning ensuite with both shower and rolltop bath. Bedroom two also boasts an ensuite shower room and there is a further principle bathroom with both a bath and separate shower. As you would expect with a home of this calibre, there is 'Control 4 home automation' throughout giving control of the home's lighting, speaker system, CCTV and even the blinds, each of which can be voice controlled via 'Alexa'. With a large rear garden which is mainly lawned, this executive detached home provides exceptional accommodation for the modern family which must be viewed to be appreciated.





## Property Specification

STUNNING DETACHED NEW BUILD HOME  
 FIVE BEDROOMS, MASTER WITH DRESSING AREA  
 AND LUXURY ENSUITE  
 PRINCIPLE BATHROOM AND  
 FURTHER ENSUITE TO BEDROOM TWO  
 PERFECT FAMILY ACCOMMODATION  
 CONTEMPORARY OPEN PLAN KITCHEN, LIVING, DINING SPACE

Garage  
 Utility 4.30m (14'1") x 2.72m (8'11")  
 Open Plan Living/Kitchen Area 9.98m (32'9") x 6.09m (20')  
 Study 4.61m (15'1") x 2.63m (8'8")  
 Hall  
 WC  
 Living Room 7.45m (24'5") x 4.00m (13'2")  
 Bedroom 1 6.09m (20') x 3.71m (12'2")  
 En-suite  
 Dressing Area 5.92m (19'5") x 5.40m (17'9")  
 Bedroom 2 3.71m (12'2") x 3.60m (11'10")  
 Bedroom 5 2.50m (8'2") x 2.28m (7'6")  
 Bathroom  
 En-suite  
 Bedroom 3 4.00m (13'2") x 3.67m (12')

### 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: 16th November 2023

### Viewer's Note:

Services connected: Gas, Electric, Water  
 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		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

