



Erdington Road, Aldridge,
Walsall, WS9 0RL

Offers Over £399,950

Paul Carr Estate Agents are delighted to bring to market this rare opportunity to acquire a charming two bedroom detached bungalow, situated on the highly sought after Erdington Road on the borders of Streetly and Aldridge.

Being set back from the road behind a large fore garden with wonderful views to fore and boasting spacious living accommodation which comprises welcoming reception hallway, a formal dining room offering versatile living space to suit your needs, an impressive lounge with stunning views to rear, fitted kitchen, two well proportioned bedrooms and shower room.

The property benefits from being situated on a large plot and has bags of potential (subject to all relevant permissions being obtained), a driveway for multiple vehicles to fore and an extensive rear garden.

Being offered for sale with no upward chain.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, Electric, and Water.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Porch

Entrance Hallway

Dining Room 19' 5" max x 12' 3" max (5.91m x 3.73m)

Lounge 17' 3" max x 18' 7" max (5.25m x 5.66m) approx
measurements due to shape

Fitted Kitchen 9' 0" max x 11' 1" max (2.74m x 3.38m)

Bedroom 1 11' 0" x 11' 11" (3.35m x 3.63m)

Bedroom 2 14' 2" max x 9' 8" max (4.31m x 2.94m)

Shower Room 8' 4" x 8' 5" (2.54m x 2.56m)

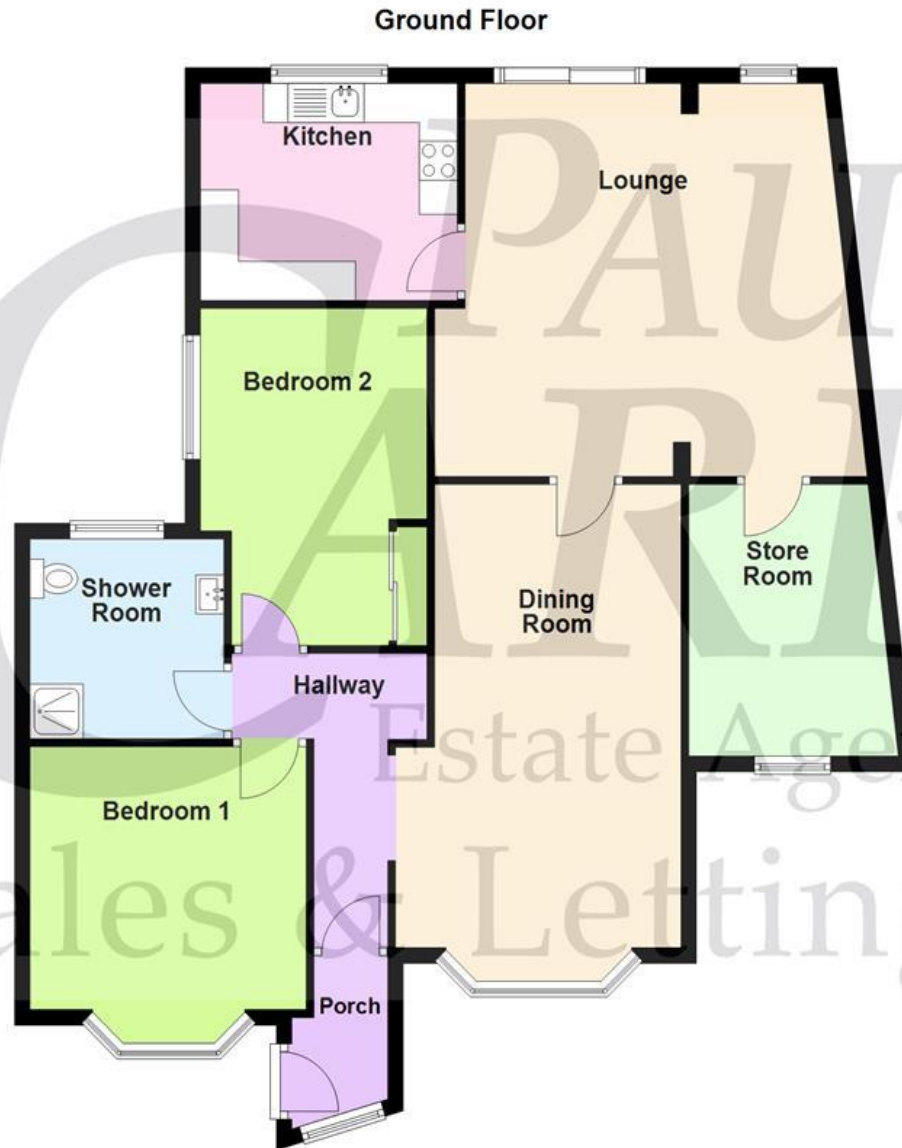
Store Room 11' 3" x 6' 6" (3.43m x 1.98m) approx
measurements due to shape





Floor Plan

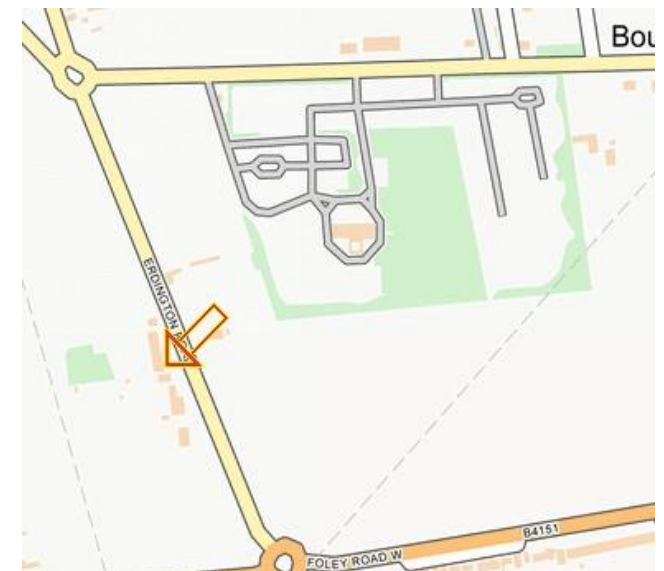
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location







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: