



Barr Common Road, Aldridge  
Walsall, WS9 0SY

Offers in the Region Of £560,000

# Aldridge

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Set in a popular residential location, within easy reach of amenities, schools and transport links, and boasting spectacular views to the rear, this impressive semi-detached property offers spacious family accommodation and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and spacious lounge with attractive fireplace housing a gas fire and box bay to the front elevation, separate dining room with further feature fireplace and the fabulous breakfast kitchen which boasts a range of wall / base units, breakfast bar, space for a range cooker, integrated dishwasher and door leading into the useful utility room which has plumbing for a washing machine, door to rear garden and access to guest WC.

To the first floor there are two generous double bedrooms - one of which has a dressing area and ensuite shower facilities - and the impressive family bathroom which has a suite comprising WC, two wash-basins, freestanding roll-top bath and shower cubicle with mains shower over. There are two further bedrooms located to the second floor.

Externally, there is a well-established, tiered rear garden which features lawn and patio areas along with a selection of trees, plants and bushes and there is ample driveway parking to the front of the property with additional gated parking beyond.



# Property Specification



<b>Hall</b>	
<b>Lounge</b>	4.99m (16'4") x 4.03m (13'3") plus bay
<b>Dining Room</b>	4.28m (14'1") max x 3.95m (13')
<b>Breakfast Kitchen</b>	7.46m (24'6") x 3.04m (9'11")
<b>Utility</b>	2.50m (8'3") x 1.87m (6'2")
<b>WC</b>	
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	4.99m (16'4") x 4.06m (13'4")
<b>Bedroom 2</b>	5.04m (16'6") x 3.04m (9'11")
<b>En-suite</b>	2.71m (8'11") x 2.04m (6'8")
<b>Dressing Area</b>	3.04m (9'11") x 2.16m (7'1") plus recess
<b>Bathroom</b>	3.95m (13') x 3.86m (12'8")
<b>Second Floor Landing</b>	
<b>Bedroom 3</b>	4.07m (13'4") x 2.66m (8'9") max
<b>Bedroom 4</b>	5.20m (17'1") x 2.48m (8'2") max

## 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.

## Viewer's Note:

Services connected: All mains services connected.  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

