



21 Pavillion Close, Aldridge,
Walsall, WS9 8LS

Offers in the Region Of £530,000

Aldridge

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Set in a highly sought after Cul-de-Sac location, within easy reach of well-regarded schools and the excellent amenities of the centre of Aldridge, this impressive, detached property boasts highly spacious accommodation and is offered for sale with no onward chain.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to under-stairs storage and guest WC off, light and spacious living room with feature fireplace, box window to the front and French windows leading into the conservatory which overlooks the rear garden. Continuing through there is a separate dining room, study / snug with shower room off and the beautifully appointed breakfast kitchen which has a range of wall/base units, space for a breakfast table, integrated dishwasher, double oven and hob and door into the useful utility room with sunroom beyond.

To the first-floor, bedroom one is a generous double bedroom with fitted wardrobes and ensuite shower facilities and there are three further excellent bedrooms and the fully tiled bathroom with suite comprising WC, wash basin with vanity unit and bath with shower fitment over.

Externally, there is a lawned rear garden with block paved seating area and a selection of shrubs/bushes, further block paved seating area to the side and off-road parking to the front with access to the double garage.





Property Specification

Hall -	2.27m (7'5") x 1.86m (6'1")
Lounge -	5.70m (18'8") x 3.96m (13')
Dining Room -	3.88m (12'9") x 3.17m (10'5")
Conservatory -	4.46m (14'7") x 2.50m (8'2") max
Study -	2.43m (8') x 1.33m (4'4")
Sunroom -	3.20m (10'6") x 1.61m (5'4") max
Shower Room -	2.34m (7'8") x 1.33m (4'4")
Breakfast Kitchen -	3.74m (12'3") x 2.99m (9'10")
Utility -	2.99m (9'10") x 1.48m (4'10")
Double Garage -	5.44m (17'10") x 5.19m (17')
Bedroom 1 -	3.95m (12'11") max into wardrobe x 3.61m (11'10")
Ensuite -	2.03m (6'8") x 1.48m (4'10")
Bedroom 2 -	3.87m (12'8") max x 3.00m (9'10")
Bedroom 3 -	3.96m (13') into wardrobe x 2.63m (8'7")
Bedroom 4 -	2.87m (9'5") into wardrobes x 2.03m (6'8")
Bathroom -	2.36m (7'9") x 2.03m (6'8")

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: 10th February 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: F

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) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

