



10 Eastfield Close, Aldridge,  
Walsall, WS9 8ZB

Offers in Excess of £330,000

# Aldridge

Offers in Excess of £330,000



Set within easy reach of the centre of Aldridge with its excellent amenities and with well-regarded schools nearby, this modern detached property would make an ideal family home and an internal viewing is highly recommended to fully appreciate the property on offer.

Internal inspection reveals a welcoming hallway with stairs to first floor and guest WC off, light and airy living room with attractive feature flooring and open-plan kitchen/dining room which has a range of wall/base units, integrated dishwasher, fridge, double oven and hob, space for a table, access to built-in storage cupboard and door into the rear garden.

To the first floor, bedroom one is a good-sized double having dressing area with fitted wardrobes and an ensuite shower room and there are two further bedrooms and the bathroom with white suite comprising WC, wash basin and bath.

Externally, the rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property with access to the garage.





## Property Specification

Hall

Lounge - 4.57m (15') max x 2.97m (9'9")

Kitchen/Diner - 4.96m (16'3") max/2.82m (9'3") min x 4.26m (14') max/2.28m (7'6") min

WC

Garage - 4.90m (16'1") x 2.58m (8'6")

Bedroom 1 - 3.17m (10'5") plus recess x 2.97m (9'9")

En-suite - 2.26m (7'5") max x 1.44m (4'9") max

Bedroom 2 - 3.13m (10'3") x 2.69m (8'10")

Bedroom 3 - 2.80m (9'2") x 2.26m (7'5")

Bathroom - 2.69m (8'10") x 1.67m (5'6")

### 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: 3rd March 2023

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

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>			87
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(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

