



Lazy Hill Road, Aldridge
Walsall, WS9 8RR

Offers in the Region Of £469,000

Aldridge

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Set in a highly sought after residential location, with pleasant views to the front and rear and offered for sale with no onward chain, this impressive, detached bungalow provides excellent scope for improvement / extension (STPP/Bregs) and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway, light and airy open-plan lounge / conservatory with views over the rear garden and well-appointed breakfast kitchen which features a range of wall / base units, breakfast bar, integrated double oven and hob with extractor over and door into the useful utility room which has further fitted units, plumbing for a washing machine and dishwasher, door to garage and access to useful storage room. Continuing through the property, there are three excellent double bedrooms and the tiled shower room with suite comprising WC, wash basin and shower cubicle with electric shower over. A staircase leads from the hallway to an additional first floor bedroom which gives access to a useful loft / eave's storage area.

Externally, the large rear garden is laid predominantly to lawn with an abundance of bushes and trees and a paved patio area and there is driveway parking to the front of the property with access to the garage.





Property Specification

IMPRESSIVE, DETACHED PROPERTY
SOUGHT AFTER LOCATION
PLEASANT VIEWS TO THE FRONT / REAR
EXCELLENT POTENTIAL FOR IMPROVEMENT / EXTENSION
(STPP/BREGS)
OPEN-PLAN LOUNGE / CONSERVATORY

Hall

Lounge Area 4.24m (13'11") x 3.89m (12'9")

Conservatory

Breakfast Kitchen 4.26m (14') x 2.70m (8'10")

Utility 2.96m (9'9") x 2.42m (7'11")

Storage

Bedroom 1 3.51m (11'6") x 3.49m (11'6")

Bedroom 2 3.80m (12'6") x 3.33m (10'11")

Bedroom 3 3.09m (10'2") x 2.84m (9'4")

Shower Room

Loft Bedroom 4.99m (16'4") x 3.11m (10'3")

Garage 7.60m (24'11") x 2.96m (9'8") max / 2.40m (7'11") min

Agent's Note:

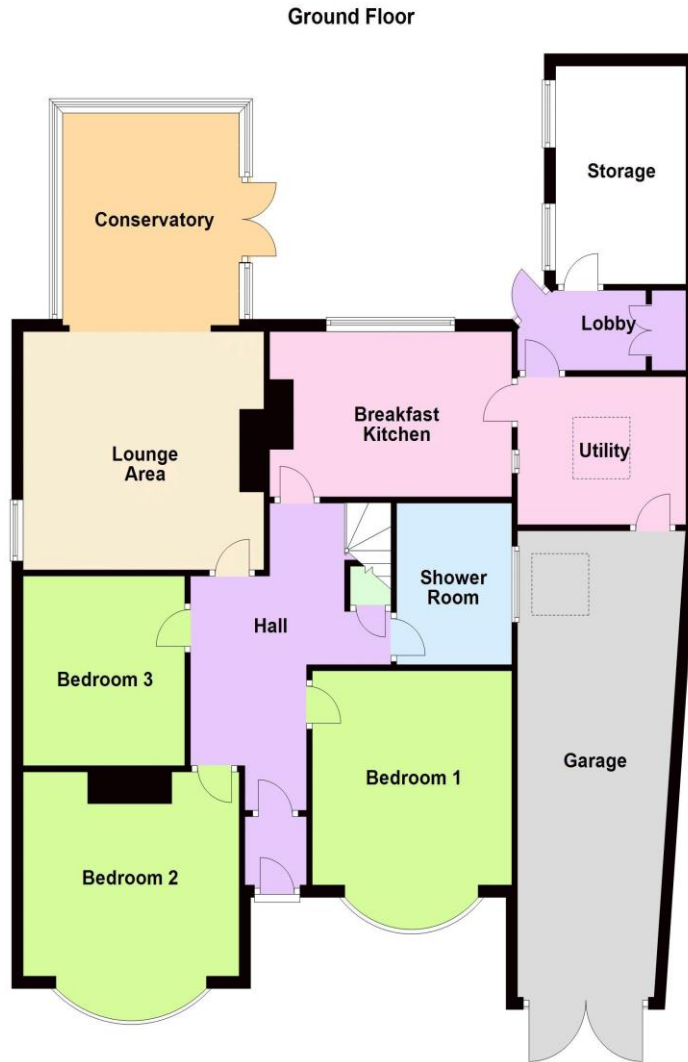
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 2nd May 2023

Viewer's Note:

Services connected: Mains gas, electricity and water. There is a septic tank.
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) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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

