



Longwood Road, Aldridge  
Walsall, WS9 0TB

Offers in the Region Of £450,000

# Aldridge

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Set in a highly sought after residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this impressive, detached bungalow provides excellent scope for modernisation / improvement and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with built in storage cupboards, light and spacious living room with large picture windows with views to the rear, separate dining room and well appointed breakfast kitchen which features a range of wall / base units, Belfast style sink, integrated fridge, dishwasher, oven and hob, space for a breakfast table and door into the useful utility area with guest WC off.

Completing the ground floor there are two generous double bedrooms - the larger of which has a suite of fitted wardrobes - and a good sized shower room with suite comprising WC, wash basin and double walk-in shower cubicle with mains shower over.

A spiral staircase leads from the living room to the first floor where there is a loft bedroom with wash basin and access to further loft storage space.

A door leads from the rear lobby onto a pleasant, terraced area with views over the garden and beyond and has steps leading to a patio area which provides access to a workshop / garden room / potential games room located beneath the terrace and has further steps leading to a large, neatly maintained lawn area.

There is a driveway to the front of the property providing off road parking and giving access to the garage.





## Property Specification

SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER LOCATION  
EXCELLENT SCOPE FOR MODERNISATION / IMPROVEMENT  
GENEROUS LIVING ROOM WITH PLEASANT VIEWS TO REAR  
DINING ROOM, BREAKFAST KITCHEN, UTILITY AND GUEST WC  
TWO DOUBLE BEDROOMS AND SHOWER ROOM

### Hall

#### Living Room

7.44m (24'5") max x 5.91m (19'5") max

#### Dining Room

3.61m (11'10") max x 3.08m (10'1") max

#### Breakfast Kitchen

4.07m (13'4") x 3.47m (11'5")

#### Utility Room

3.40m (11'2") x 2.03m (6'8")

#### Garage

5.12m (16'10") x 2.45m (8')

#### Bedroom 1

4.66m (15'4") to wardrobe front x 3.68m (12'1") max

#### Bedroom 2

3.35m (11') x 3.32m (10'11") max

#### Shower Room

Loft Bedroom 4.66m (15'3") x 3.59m (11'9")

Workshop / Garden Room / Potential Games Room  
(under terrace)

9.61m (31'6") x 2.25m (7'4")

### 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:

### Viewer's Note:

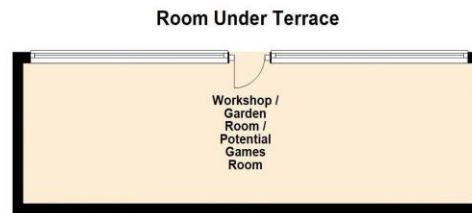
Services connected: Gas, Electricity, Water & Drainage

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

