



Stonnall Road, Aldridge  
Walsall, WS9 8JZ

Offers in the Region Of £560,000

# Aldridge

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Set in a highly sought after location within easy reach of schools, amenities and transport links and offered for sale with no onward chain, this impressive, detached residence would make an ideal family home and an internal viewing is highly recommended to fully appreciate all this property has to offer.

An interior inspection reveals a welcoming entrance hallway, a striking light and airy dual aspect lounge with a door to the rear garden, a separate dining room at the rear of the property with a doorway leading into the kitchen which features fitted units, gas cooker point, plumbing for a washing machine and floor mounted central heating boiler, an additional door to the hallway leads to stairs to the first floor and a guest WC. There is a doorway from the hall into the secure, covered side passageway which has doors to the front and rear, access to a useful storage area and a further doorway leading into the generously proportioned double garage.

To the first floor there are four excellent bedrooms - three doubles and a good sized single and the well-equipped bathroom, which features a suite comprising WC, wash basin, bath, and corner shower cubicle.

Externally, the generously sized, neatly tended rear garden is laid mainly to lawn with a paved patio area, a selection of trees, mature bushes and a shed. There is a further large lawned fore-garden with driveway parking and access to the garage.





## Property Specification

IMPRESSIVE DETACHED FAMILY HOME  
POPULAR RESIDENTIAL LOCATION  
WELCOMING HALLWAY WITH GUEST WC OFF  
LIGHT AND AIRY DUAL ASPECT LOUNGE  
SEPARATE DINING ROOM AND KITCHEN

Living Room 6.76m (22'2") x 3.61m (11'10")

Dining Room 3.28m (10'9") x 2.53m (8'3")

Kitchen 3.28m (10'9") x 2.98m (9'9")

Hall

Hall

Cupboard

Garage 9.64m (31'7") x 2.55m (8'4") plus recess

WC

Cupboard

Bedroom 1 3.65m (12') x 3.61m (11'10")

Bedroom 2 3.61m (11'10") x 3.01m (9'11")

Bathroom 2.52m (8'3") x 1.62m (5'4")

Bedroom 3 3.22m (10'7") x 2.99m (9'10")

Bedroom 4 3.93m (12'11") max x 2.34m (7'8") max

Landing

Cupboard

### 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>			79
(55-68) <b>D</b>		52	
(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

