



108 Stonnall Road, Aldridge,  
Walsall, WS9 8JZ

Offers in the Region Of £399,950

# Aldridge

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Set in a highly sought after location, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and transport links nearby, this detached bungalow boasts deceptively spacious accommodation and is offered for sale with the benefit of no onward chain.

Internal inspection reveals a welcoming entrance hallway with guest WC off, good sized lounge with bay window to the front and feature fireplace and well-appointed kitchen/diner with a comprehensive range of fitted units, space for a table, integrated oven and hob, plumbing for a washing machine and door leading into the rear garden.

Completing the accommodation there are three bedrooms - two doubles and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally the neatly maintained rear garden has lawn and paved areas with a selection of shrubs/bushes and access to a side storage/potential utility area and there is driveway parking to the front of the property with access to a covered side area with garage beyond.





## Property Specification

### Hall

Lounge -	5.29m (17'4") max into bay x 3.48m (11'5")
Kitchen/Diner -	6.65m (21'10") x 2.42m (7'11") max
Potential Utility -	2.54m (8'4") x 1.45m (4'9")
Bedroom 1 -	4.07m (13'4") max into bay x 3.33m (10'11")
Bedroom 2 -	3.72m (12'2") x 3.06m (10'1")
Bedroom 3 -	3.33m (10'11") x 2.40m (7'10")
Bathroom -	2.66m (8'9") max x 2.25m (7'5") max
WC	
Garage -	4.93m (16'2") x 2.58m (8'6")

### 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: 13th October 2023

### Viewer's Note:

Services connected: Gas, Water, Electric & 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>			
(69-80) <b>C</b>			
(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

