



Hereford Close, Aldridge
Walsall, WS9 8HX

Offers Over £400,000

Aldridge

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Set in a pleasant Cul-de-Sac location, within easy reach of the centre of Aldridge with its excellent variety of amenities and with access to schools and amenities nearby, this fabulous, detached property boasts immaculately presented, contemporary interiors and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals the stunning open-plan ground floor layout, incorporating the lounge, dining area and kitchen which have attractive wood effect LVT flooring and which are bathed in light from a large window to the front elevation and large bi-fold doors leading out into the rear garden.

The kitchen area features a range of modern, gloss fronted wall / base units, breakfast bar, integrated fridge, freezer, oven and hob with extractor over and door into the useful utility which has further fitted units, plumbing for a washing machine and dishwasher and access into the guest WC / potential shower room.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and access to a superb ensuite shower room and there are three further bedrooms - two generous doubles and a single - and the well-equipped family bathroom with suite comprising WC, wash basin, bath and corner shower cubicle with electric shower.

Externally, the neatly maintained rear garden is laid mainly to lawn with a patio area and there is ample driveway parking to the front for multiple vehicles with access to a useful storage space via an up-and-over garage door.



Property Specification



Lounge / Dining Room

8.96m (29'5") max x 4.73m (15'6")

Kitchen Area

4.17m (13'8") x 2.19m (7'2")

Utility

2.19m (7'2") x 2.13m (7')

WC / Potential Shower Room

2.19m (7'2") x 1.10m (3'7")

Storage

2.55m (8'4") x 2.19m (7'2")

Landing

Bedroom 1

5.48m (18') max x 2.35m (7'9")

En-suite

2.60m (8'7") max x 1.71m (5'7") max

Bedroom 2

4.25m (13'11") max into wardrobes x 2.81m (9'3")

Bedroom 3

3.15m (10'4") max into wardrobes x 2.67m (8'9")

Bedroom 4

2.84m (9'4") x 1.78m (5'10")

Bathroom

2.62m (8'7") x 1.82m (6')



Agent's Note:

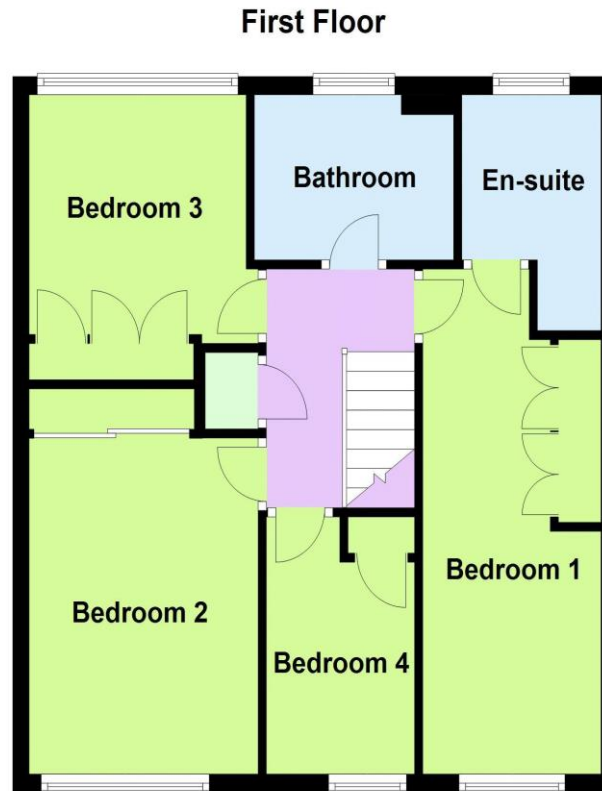
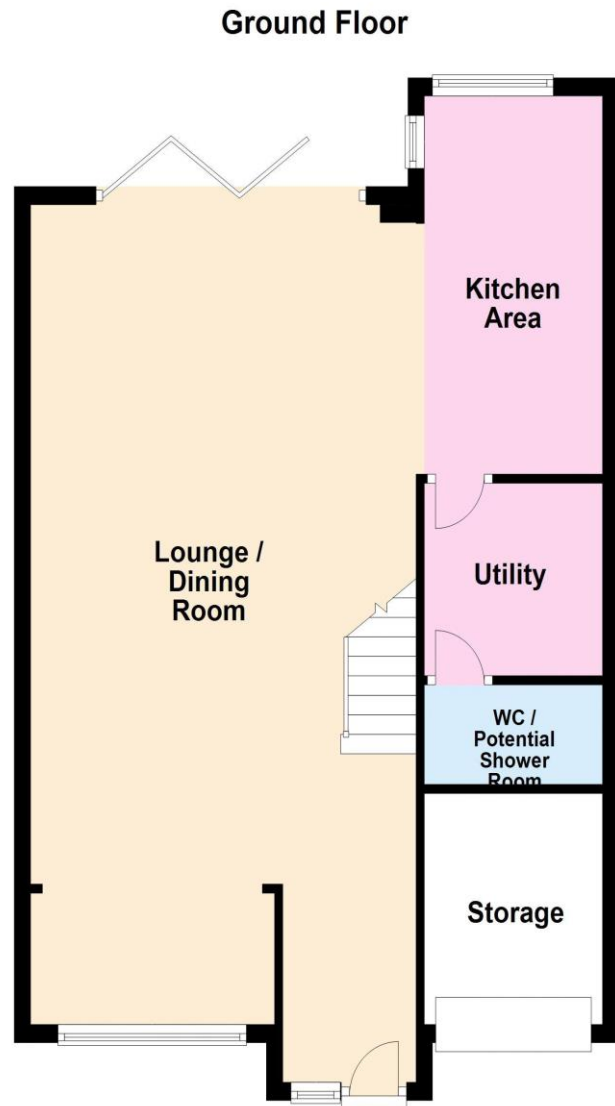
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 16th November 2023

Viewer's Note:

Services connected: All mains services connected.
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) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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

