



8 Knoll Croft, Aldridge,  
Walsall, WS9 8LR

Offers in the Region Of £350,000



# Aldridge

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Occupying a generous overall plot, in a pleasant Cul-de-Sac location and offered for sale with no onward chain, this semi-detached dormer bungalow is ideally situated for access to the centre of Aldridge and with schools and transport links nearby and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming hallway, spacious dual aspect lounge/dining room with stairs to first floor, window to front elevation and patio doors leading into the rear garden. Completing the ground floor there is the kitchen which features a range of wall/base units, integrated double oven and hob, plumbing for a washing machine and door to the rear garden, generous double bedroom and shower room with fitted storage and suite comprising WC, wash basin and corner shower cubicle.

To the first floor there are two double bedrooms with fitted wardrobes and access to a "Jack and Jill" WC and a large cupboard accessed via the landing.

Externally, there is a large, neatly maintained rear garden which is laid mainly to lawn with a paved patio area, selection of trees and raised beds and there is ample driveway parking to the front for multiple vehicles and giving access to a detached single and double garage.







## Property Specification

### Lounge/Dining Room -

7.30m (23'11") x 4.44m (14'7")  
max / 2.94m (9'8") min

Kitchen - 2.94m (9'8") plus recess  
x 2.70m (8'10")

Bathroom - 1.92m (6'4") x 1.70m (5'7")

Bedroom 1 - 3.57m (11'9") x 3.06m (10')

Bedroom 2 - 6.11m (20') into wardrobe  
x 2.57m (8'5") max

Bedroom 3 - 6.11m (20') into wardrobe  
x 2.55m (8'4") max

### 'Jack & Jill' WC -

1.51m (4'11") x 1.41m (4'8")

### 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:

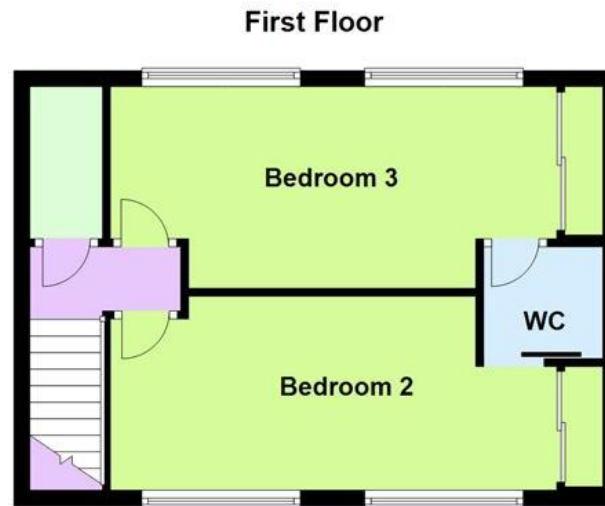
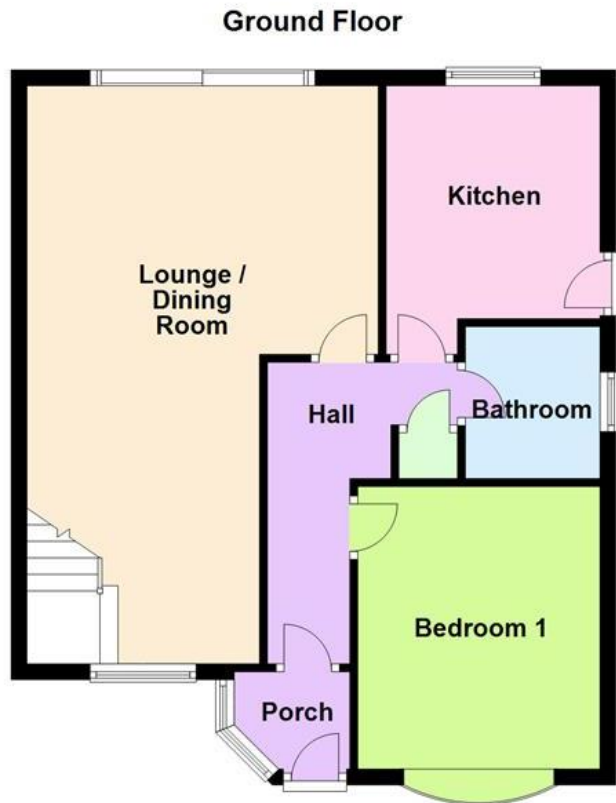
Services connected: Gas, Water, Electric & Drainage

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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

