



765 Chester Road, Aldridge,
Walsall, WS9 0LU

Offers Over £425,000

Aldridge

Offers Over £425,000



Paul Carr estate agents are delighted to offer for sale this superbly appointed cottage set on a generous plot, and which seamlessly blends the best of both worlds, offering neatly presented, extended family accommodation, whilst retaining an abundance of charm and character throughout.

Internal inspection reveals an entrance hallway with built in storage cupboard, light and airy living room with attractive flooring, striking rustic brick feature fireplace with log burner inset and access to the separate dining room, which has a solid fuel heater and access to the rear lobby. Completing the ground floor there is a the beautifully appointed breakfast kitchen which features wall/base units, breakfast bar, integrated dishwasher, fridge, freezer, double oven and hob with extractor over, plumbing for a washing machine and French windows opening into the garden.

The first-floor benefits from air conditioning and there are four excellent double bedrooms, shower room with suite comprising WC, wash basin and shower cubicle with electric shower over and there is a further bathroom accessed via the stairwell, with suite comprising WC, wash basin and bath.

Externally, the neatly maintained garden is laid mainly to lawn with a paved patio area and there is a generous parking area with access to various outbuildings.

Internal viewing is essential to fully appreciate all this fabulous house has to offer.





Property Specification

Lounge -	4.27m (14') x 3.80m (12'6")
Dining Room -	3.44m (11'3") x 3.00m (9'10")
Breakfast Kitchen -	3.34m (10'11") x 3.04m (10')
Bathroom -	1.86m (6'1") x 1.60m (5'3")
Bedroom 1 -	3.38m (11'1") x 3.04m (10')
Bedroom 2 -	3.38m (11'1") x 3.00m (9'10")
Bedroom 3 -	3.45m (11'4") x 2.85m (9'4")
Bedroom 4 -	3.34m (11') max x 3.18m (10'5")
Shower Room -	1.65m (5'5") x 1.57m (5'2")

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: 6th January 2024

Viewer's Note:

Services connected: Electricity, Water & Drainage


Council tax band: C

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		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		39
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Map Location



Ground Floor



First Floor

