



Weston Crescent, Aldridge
Walsall, WS9 0HB

Offers in the Region Of £475,000

Aldridge

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Set in a popular location, within easy reach of the centre of Aldridge with its excellent amenities and with highly regarded schools nearby, this superb, detached bungalow offers deceptively spacious and neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming reception hallway, light and spacious dual aspect lounge / dining room with bow window to the front elevation and a patio door leading into the conservatory which overlooks the rear garden. Continuing through there is the generously proportioned and well appointed kitchen / breakfast room which features a range of wall / base units, space for a breakfast table, integrated dishwasher, fridge, freezer, double oven and gas hob with extractor over and having doorway through to the rear lobby which has fitted storage (including cupboard housing the boiler) and gives access to bedroom three / study, guest WC and useful utility room. Completing the accommodation there are two further good-sized double bedrooms and the well-equipped bathroom which has a white suite comprising WC, wash basin with vanity unit, bath with shower mixer tap and double shower cubicle with mains shower over.

Externally, the neatly maintained rear garden features a good selection of shrubs, plants and bushes with lawned and paved patio areas and there is a block paved "in-and-out" driveway to the front of the property with access to the garage.





Property Specification

DECEPTIVELY SPACIOUS DETACHED BUNGALOW
POPULAR ALDRIDGE LOCATION
BEAUTIFULLY PRESENTED THROUGHOUT
WELCOMING RECEPTION HALLWAY
LIGHT AND AIRY LOUNGE / DINING ROOM

Reception Hall 6.55m (21'6") x 2.72m (8'11")

Lounge / Dining Room 6.76m (22'2") x 4.27m (14')

Conservatory 4.27m (14') x 2.29m (7'6")

Kitchen / Breakfast Room 5.36m (17'7") x 3.63m (11'11")

Utility 3.50m (11'6") x 1.38m (4'6")

WC

Bedroom 1 4.54m (14'11") x 3.92m (12'10")

Bedroom 2 3.95m (13') x 3.01m (9'10")

Bedroom 3 2.28m (7'6") x 2.26m (7'5")

Bathroom 3.92m (12'10") x 2.39m (7'10")

Garage 5.65m (18'6") x 2.60m (8'6")

Agent's Note:

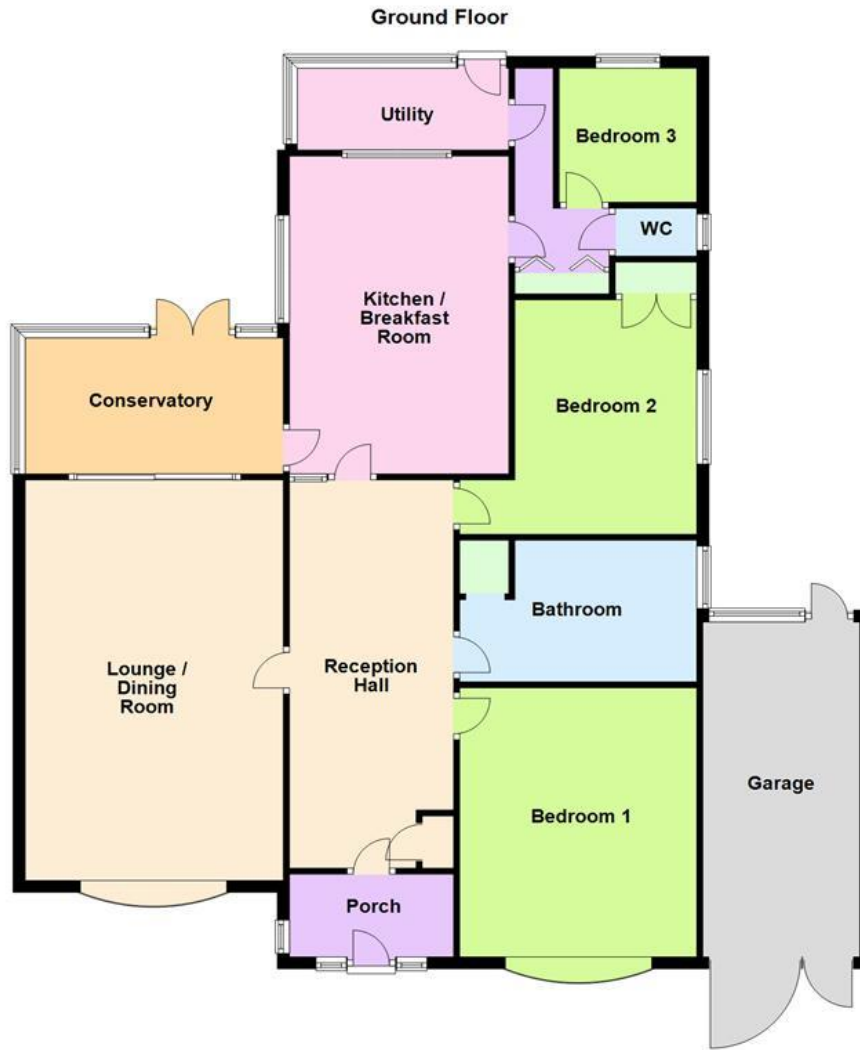
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 1st February 2024

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: E
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		85
(69-80) C		
(55-68) D	60	
(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

