



Elmdale Drive, Aldridge
Walsall, WS9 8LQ

Offers in the Region Of £335,000

Aldridge

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Set in a popular residential location, within easy reach of nearby schools and amenities, this superb semi-detached house boasts beautifully presented interiors, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge / dining room with windows to the rear elevation, door to the rear garden and access to the useful utility room which has fitted units, single bowl sink and drainer, plumbing for washing machine, door to rear garden and guest WC off.

Completing the ground floor there is the well appointed kitchen which features a range of fitted wall and base units and integrated double oven and hob with extractor over.

To the first floor there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin with contemporary "floating" vanity unit and bath with mains shower over.

Externally, the low maintenance rear garden is laid mainly to artificial lawn with an attractive patio area and large timber shed and there is driveway parking to the front of the property with access to the garage via an "up-and-over" garage door.





Property Specification

Hall

Lounge 5.76m (18'11") max x 4.67m (15'4")

Dining Area 3.20m (10'6") x 3.00m (9'10")

Kitchen 3.35m (11') x 2.30m (7'7")

Utility 2.24m (7'4") x 2.16m (7'1")

WC

Garage 5.70m (18'8") x 2.42m (7'11")

Landing

Bedroom 1 3.63m (11'11") x 3.48m (11'5")

Bedroom 2 3.60m (11'10") x 3.10m (10'2")

Bedroom 3 2.66m (8'9") x 2.56m (8'5")

Bathroom 2.28m (7'6") x 2.03m (6'8")

Viewer's Note

Services connected: Gas, electricity, water and drainage.
 Council tax band: C
 Tenure: Freehold

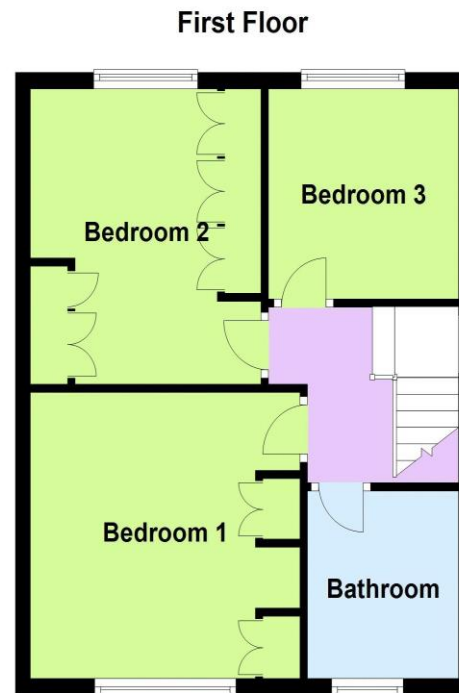
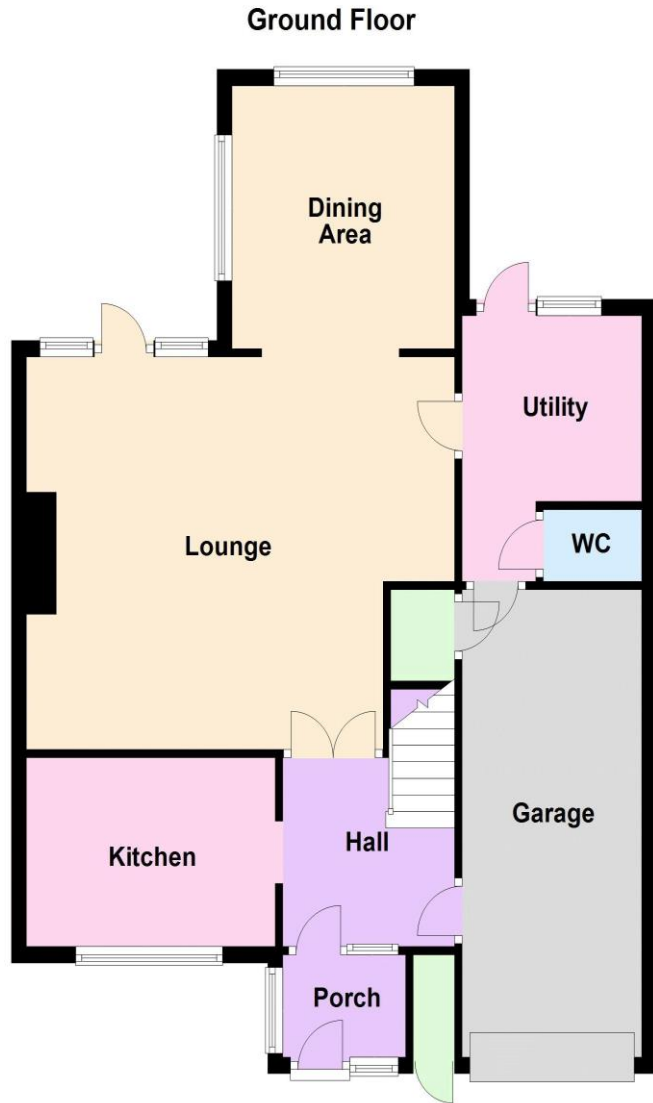
Agent's Note

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:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

