



31 Broadmeadow, Aldridge,
Walsall, WS9 8JB

Offers in the Region Of £375,000

Aldridge

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Set in a popular location, within easy reach of the centre of Aldridge with its excellent range of amenities and with well-regarded schools nearby, this fabulous semi-detached dormer bungalow has been thoughtfully improved and modernised by the current owner, boasting immaculately presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy dual aspect living room with bow window to the front elevation and French windows opening into the rear garden, double bedroom with bow window to the front elevation and superb bathroom with suite comprising WC, wash basin with contemporary vanity unit and bath with shower over. Completing the ground floor there is the stunning open-plan kitchen/dining room which features a range of wall/base units, integrated oven and hob with extractor over, one-and-a-half bowl sink and drainer with window above offering views over the garden, space for a large dining table, door to rear garden and access to the utility room which has further fitted units, an additional sink/drainer, plumbing for a washing machine and door into a useful storage space beyond. To the first floor there are two good sized bedrooms, both of which feature fitted wardrobe space.

Externally, the good-sized rear garden has been attractively landscaped and is laid mainly to lawn with a selection of trees/bushes, timber built shed and a paved patio area and there is driveway parking to the front of the property for multiple vehicles.





Property Specification

Lounge -	5.68m (18'8") x 3.70m (12'2")
Kitchen/Dining Room -	6.56m (21'6") max x 5.48m (18') max
Utility -	2.76m (9'1") x 2.39m (7'10")
Bedroom 1 -	3.70m (12'1") max x 3.04m (10')
Bathroom -	2.21m (7'3") x 1.83m (6')
Bedroom 2 -	4.40m (14'5") max into bay x 3.70m (12'2") into wardrobes
Bedroom -	3 4.40m (14'5") max x 2.73m (8'11") max

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 February 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

