



Walton Road, Aldridge  
Walsall, WS9 8HN

£190,000

# Aldridge

£190,000

3



1



2



Set within easy reach of the centre of Aldridge with its excellent range of amenities and with access to schools and transport links nearby, this semi-detached house provides excellent scope for modernisation / improvement and an internal viewing is highly recommended to fully appreciate the potential of the property on offer.

Internal inspection reveals an entrance hallway to the side of the property with fitted cupboard space and a door to the rear garden, kitchen with wall / base units, gas cooker point and plumbing for a washing machine, dining room with access to shower room / WC and light and airy lounge with windows to the front elevation and stairs to the first floor.

To the first floor, bedroom one is a good-sized double bedroom with fitted wardrobe space and there are two further excellent bedrooms, the larger of which has further fitted wardrobe space.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs / bushes and a paved patio area and there is driveway parking to the front of the property.





## Property Specification

Hall

Lounge

4.85m (15'11") x 3.63m (11'11")

Dining Room

3.68m (12'1") x 2.68m (8'9")

Kitchen

3.47m (11'5") x 3.44m (11'4")

Shower Room

2.68m (8'9") x 1.26m (4'2")

WC

Landing

Bedroom 1

3.75m (12'4") to wardrobe front x 2.92m (9'7")

Bedroom 2

3.46m (11'4") x 2.43m (8')

Bedroom 3

2.56m (8'5") x 2.43m (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, electricity, water and drainage.  
Council tax band: B  
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

