



120 Whetstone Lane, Aldridge,
Walsall, WS9 0EU

Offers Over £530,000

Aldridge

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Occupying a generous plot and set in a sought-after location, within easy reach of amenities, schools and transport links, this impressive, detached house boasts 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 first floor, access to useful storage cupboard and guest WC off, light and spacious lounge with feature side windows, fireplace with wood burner inset, patio door leading into the conservatory which overlooks the rear garden and further double doors giving access to the separate dining room which has a square bay to the front elevation. Completing the ground floor there is the beautifully appointed breakfast kitchen which features a range of wall/base units, integrated dishwasher, space for a range style cooker and door into the utility which has plumbing for a washing machine, wall mounted central heating boiler, door to rear garden, access to the large garage (with useful "loft storage" above) and doorway into a further versatile reception room, which has been previously used as an occasional bedroom.

To the first floor, bedroom one is a generous double bedroom with windows to the front and rear elevations and there are two further double bedrooms and the well-equipped family bathroom with suite comprising WC, wash basin, bath and shower cubicle with electric shower over.

Externally, the neatly maintained rear garden features lawn and paved areas, water feature and brick-built outbuilding/store and there is a generous driveway to the front of the property providing off-road parking for multiple vehicles and giving access to the large garage via an up-and-over garage door.





Property Specification

Hall -	3.92m (12'10") x 2.70m (8'10")
Lounge -	4.90m (16'1") max x 4.55m (14'11")
Conservatory -	3.36m (11') x 3.16m (10'5")
Dining Room -	4.30m (14'1") max into bay x 3.50m (11'6")
Kitchen/Breakfast Room -	4.58m (15') x 2.89m (9'6")
Utility -	3.00m (9'10") x 1.56m (5'1")
Reception Room -	3.04m (10') x 3.00m (9'10")
WC -	1.68m (5'6") x 1.14m (3'9")
Garage -	5.50m (18'1") x 4.80m (15'9")
Bedroom 1 -	5.07m (16'8") x 2.60m (8'6")
Bedroom 2 -	3.51m (11'6") x 3.37m (11'1")
Bedroom 3 -	3.35m (11') plus recess x 3.03m (9'11")
Bathroom -	3.95m (12'11") x 1.99m (6'7")

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: 13th March 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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		
(69-80) C		
(55-68) D		
(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

