



Leighswood Avenue, Aldridge  
Walsall, WS9 8AT

**£450,000**

# Aldridge

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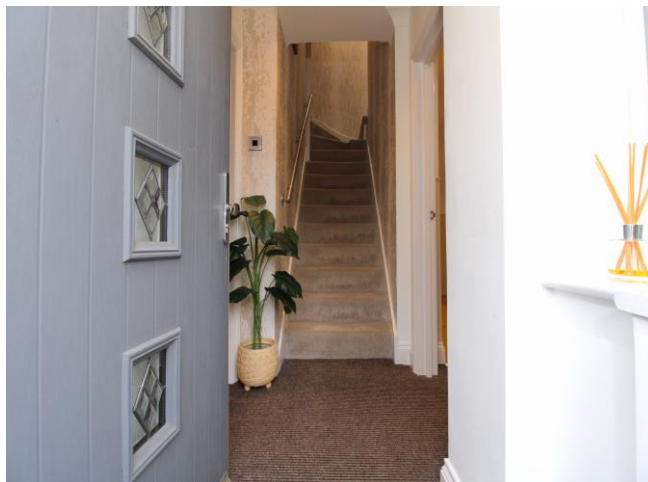


Set within easy reach of the centre of Aldridge, and with access to excellent schools and transport links nearby, this exceptional semi-detached house features highly extended and greatly improved accommodation with the inclusion of very high-quality fixtures and fittings (including oak internal / wardrobe doors throughout) and an internal viewing is the only way to truly appreciate the "WOW FACTOR" of this remarkable home.

Internal inspection reveals a light and airy front lounge with bay window to the front and solid oak flooring, a feature which continues throughout the majority of the ground floor. A superb reception hallway leads through into the showpiece of the property - the exquisite open-plan kitchen / dining / family room with air conditioning unit, remote control Velux windows with blinds and boasting a good range of stylish dark blue fronted units, quartz upstands, windowsills and worktops with a composite sink inset featuring a boiling water tap, integrated appliances including fridge, freezer, drinks cooler, dishwasher, 2 combination microwave / ovens, further oven, 2 warming drawers, induction hob with extractor over, pull out storage / bins, access to utility room / guest WC and 5-leaf bi-fold doors to the rear garden.

To the first floor, bedroom two is a generous double bedroom with fitted wardrobes and an ensuite shower room and there is a further double bedroom, a dressing room / potential single bedroom and the stunning, well-equipped bathroom with Karndean flooring and suite comprising WC, wash basin with contemporary vanity unit with pull-out drawers, free-standing oval bath and and stylish double shower cubicle with mains shower fitment. Leading from the landing, there is a staircase with oak banister and glass panels giving access to the fabulous second floor double bedroom with fitted wardrobe space and access to a stunning ensuite bathroom with WC, wash basin and large square stone bath.

Externally, the low maintenance rear garden is laid mainly to artificial lawn with a paved patio area and a versatile brick-built garden room and there is driveway parking to the front of the property.





## Property Specification

EXCEPTIONAL SEMI-DETACHED HOUSE  
GREATLY EXTENDED AND FINISHED TO A VERY HIGH  
STANDARD  
SUPERB LOCATION WITHIN EASY REACH OF SCHOOLS AND  
AMENITIES  
STUNNING OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

Reception Hallway  
3.99m (13'1") x 1.88m (6'2")

Lounge  
4.60m (15'1") into bay x 3.77m (12'5")

Open-Plan Breakfast Kitchen / Dining / Family Room  
12.02m (39'5") x 5.74m (18'10") max / 3.31m (10'10") min

Utility / WC  
2.15m (7') x 1.98m (6'6")

Bedroom 2  
3.85m (12'8") into wardrobes x 3.09m (10'1")

En-suite  
2.91m (9'7") max x 1.82m (6') max

Bedroom 3  
4.51m (14'9") x 3.18m (10'5") max

Dressing Room / Bedroom Four  
3.25m (10'8") x 2.28m (7'6") max

Bathroom  
3.05m (10') x 2.44m (8')

Landing

Bedroom 1  
5.26m (17'3") max x 4.16m (13'8") max

En-suite Bathroom

### 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: 27th March 2024

### Viewer's Note:

Services connected: Gas, Electricity, Water & 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

| Energy Efficiency Rating                    |  | Current | Potential               |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs |  |         |                         |
| (92-100) <b>A</b>                           |  |         |                         |
| (81-91) <b>B</b>                            |  |         | 91                      |
| (69-80) <b>C</b>                            |  | 71      |                         |
| (55-68) <b>D</b>                            |  |         |                         |
| (39-54) <b>E</b>                            |  |         |                         |
| (21-38) <b>F</b>                            |  |         |                         |
| (1-20) <b>G</b>                             |  |         |                         |
| Not energy efficient - higher running costs |  |         |                         |
| <b>England, Scotland &amp; Wales</b>        |  |         | EU Directive 2002/91/EC |

# Map Location

