



250 Walsall Wood Road, Aldridge,  
Walsall, WS9 8HB

**£245,000**

# Aldridge

£245,000



Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this mid-terraced, cottage style property provides neatly presented accommodation with an internal viewing highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and useful built in storage cupboard, light and airy lounge area with window to the front elevation and open through into the dining area which has a fireplace housing a wood burning stove, window to the rear elevation and access to useful utility space. Completing the ground floor there is the well-appointed kitchen which features tiled floor and splashbacks, a range of wall/base units, integrated oven and hob with extractor over, wall mounted central heating boiler and "stable door" to the rear.

Ascending the stairs, the light and airy landing gives access to the first-floor accommodation which includes two generous double bedrooms and the bathroom with suite comprising WC, wash basin and bath with shower fitment.

Externally, there are garden front and rear with the rear garden having access to a selection of brick-built storage cupboards and a potential gardener's WC and there is parking provision available to the rear of the property.





## Property Specification

Hall -	4.27m (14') x 2.00m (6'7")
Lounge Area -	3.63m (11'11") x 3.35m (11')
Dining Area -	3.92m (12'10") x 3.12m (10'3")
Kitchen -	3.00m (9'10") x 2.07m (6'9")
Utility Area -	1.83m (6') x 1.28m (4'2")
Landing -	4.30m (14'1") x 1.55m (5'1")
Bedroom 1 -	3.63m (11'11") x 3.37m (11'1")
Bedroom 2 -	3.96m (13') x 3.12m (10'3")
Bathroom -	2.97m (9'9") x 2.10m (6'11")

### 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: 15th April 2024

### Viewer's Note:

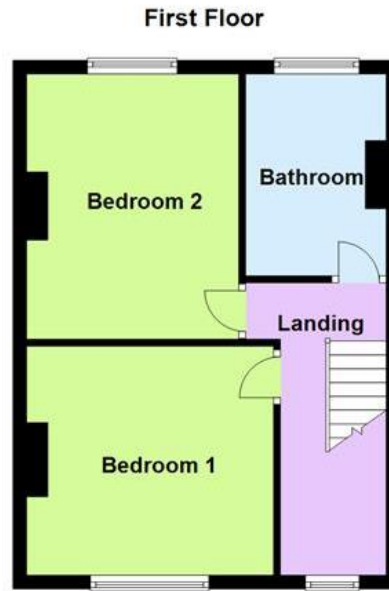
Services connected: Gas, Water, Electric & Drainage

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>		
(69-80) <b>C</b>		
(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

