



28 Woodside Way, Aldridge,  
Walsall, WS9 0HY

Offers in the Region Of £300,000

# Aldridge

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Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this neatly presented, semi-detached house would make an ideal family home and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and access to under-stairs storage area, light and airy through lounge/dining room with large window to the front elevation and French windows to the rear garden and kitchen which features a range of wall/base units, electric cooker point and door to rear lobby which has a further door to the rear garden and access to guest WC, utility cupboard and garage.

To the first floor there are three bedrooms - two generous doubles with built in wardrobe space and a single - and a bathroom with white suite comprising WC, wash basin and bath with shower over.

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





## Property Specification

Lounge/Dining Room -

7.26m (23'10") x 3.21m (10'6") max

Kitchen -

2.71m (8'11") plus alcove  
x 2.58m (8'6")

Utility Space

WC

Bedroom 1 -

3.24m (10'8") to wardrobe front  
x 3.10m (10'2")

Bedroom 2 -

3.24m (10'7") to wardrobe front  
x 2.56m (8'5") plus recess

Bedroom 3 -

2.28m (7'6") plus alcove x 1.91m (6'3")

Bathroom -

2.45m (8') x 1.66m (5'5")

Garage -

5.04m (16'6") x 2.40m (7'10")

### 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: 24th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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

