



231 Whetstone Lane, Aldridge,
Walsall, WS9 0HH

Offers in the Region Of £590,000

Aldridge

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Occupying a sought-after residential location, within easy reach of schools, amenities and transport links this fabulous, 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 and guest WC off, spacious living room with windows to front and rear elevations, French windows to the rear garden and double doors leading into the separate dining room. Completing the ground floor there is the well-appointed breakfast kitchen which features a range of wall/base units, breakfast bar, integrated double larder fridge, space for a Range style cooker, plumbing for a dishwasher and door into the useful utility room which provides further fitted storage units, plumbing for a washing machine, door to rear garden and access to the garage.

To the first floor, bedroom one is a generous double bedroom with ensuite shower room and there are three further excellent bedrooms (one of which has an ensuite shower room) and the well-equipped family bathroom with suite comprising WC, wash basin, bath and separate shower cubicle.

A staircase leads from the landing to the second floor where there is a further double bedroom with ensuite shower room a dressing area with fitted storage.

Externally, there is a large, neatly maintained rear garden which is laid mainly to lawn with a selection of shrubs/bushes, a paved patio area and a versatile garden room with power, lighting and heating and there is off-road parking to the front of the property with access to the double garage via an electric up-and-over garage door.





Property Specification

Hall

Lounge -	5.67m (18'7") x 3.87m (12'8")
Dining Room -	4.58m (15') x 3.73m (12'3")
Breakfast Kitchen -	5.09m (16'8") x 2.87m (9'5") max
Utility -	3.65m (12') x 1.78m (5'10")

WC

Double Garage -	4.65m (15'3") x 4.58m (15')
Bedroom 1 -	4.58m (15') x 3.73m (12'3")
En-suite -	2.40m (7'10") x 0.86m (2'10")
Bedroom 2 -	3.33m (10'11") x 2.83m (9'3") plus recess
En-suite -	2.39m (7'10") max into shower x 1.88m (6'2")
Bedroom 3 -	4.08m (13'5") x 2.39m (7'10")
Bedroom 4 -	5.07m (16'8") x 1.83m (6')
Bathroom -	5.16m (16'11") x 2.39m (7'10")
Loft Bedroom -	4.65m (15'3") max into wardrobes x 4.08m (13'5") max
En-suite -	1.68m (5'6") x 1.38m (4'6")

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: 9th May 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

New
Instruction
Awaiting
E.P.C.

Map Location

