



46 Walsall Road, Aldridge,  
Walsall, WS9 0JL

Offers in the Region Of £395,000



# Aldridge

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Set within easy reach of amenities, schools and transport links, this fabulous semi-detached house boasts immaculately presented accommodation, set over three storeys 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, light and airy living room with bay window to the front elevation and attractive feature fireplace with gas fire inset, separate dining room with French windows to the rear garden and the beautifully appointed kitchen which has a range of modern gloss-fronted wall/base units, integrated fridge, double oven and gas hob with extractor over, access to under-stairs storage cupboard and door leading to the side passage with gives access to the garage and features a useful utility area.

To the first floor there are three bedrooms - two generous doubles with fitted wardrobes and a good sized single - and the well-equipped bathroom with suite comprising WC, wash basin with vanity unit, bath and shower cubicle with mains shower over. A further staircase leads from the landing to the second floor where there is an additional spacious double bedroom with ensuite shower facilities, fitted wardrobes and access to eaves storage.

Externally, there is a good sized and neatly maintained rear garden which is laid mainly to lawn with a paved patio area and a selection of trees/bushes and there is driveway parking to the front of the property with access to the garage.





## Property Specification

Lounge -	4.28m (14'1") max into bay x 3.70m (12'2")
Dining Room -	3.95m (13') x 3.20m (10'6")
Kitchen -	4.03m (13'3") x 3.00m (9'10") max/2.63m (8'8") min
Garage -	5.33m (17'6") x 2.37m (7'9")
WC	
Utility Area -	2.12m (6'11") x 1.90m (6'3")
Bedroom 1 -	4.50m (14'9") max into bay x 3.20m (10'6")
Bedroom 3 -	2.60m (8'6") x 2.57m (8'5")
Bedroom 2 -	3.95m (13') x 3.25m (10'8")
Bathroom -	2.63m (8'8") x 2.53m (8'4")
Loft Bedroom -	4.55m (14'11") max x 4.22m (13'10") max
Ensuite -	1.57m (5'2") max x 1.42m (4'8") max
Eaves Storage	

### 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: 23rd May 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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

