



Birmingham Road, Aldridge
Walsall, WS9 0AQ

£318,450

Aldridge

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Set in a popular residential location, within easy reach of amenities and transport links and offered for sale with no onward chain, this neatly presented bungalow provides well-proportioned accommodation and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway, light and airy lounge with bay window to the front and attractive feature fireplace and well-appointed kitchen with a range of wall / base units, electric cooker point, plumbing for a washing machine, access to pantry and door leading into the garden room which gives access to the rear garden.

Completing the accommodation there are two generous bedrooms and the shower room with suite comprising WC, wash basin and shower cubicle with electric 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 driveway parking to the front with access to the garage via an up-and-over garage door.





Property Specification

WELL PROPORTIONED SEMI-DETACHED BUNGALOW
WITHIN EASY REACH OF THE AMENITIES OF ALDRIDGE
LIGHT AND AIRY LIVING ROOM
KITCHEN WITH GARDEN ROOM BEYOND
TWO GOOD SIZED BEDROOMS

Hall

Lounge 4.58m (15') max x 4.27m (14') max into bay

Kitchen 3.21m (10'6") x 3.03m (9'11")

Garden Room 2.80m (9'2") x 2.21m (7'3")

Bedroom 1 4.56m (15') x 3.03m (9'11")

Bedroom 2 4.56m (15') x 2.41m (7'11")

Shower Room 1.96m (6'5") x 1.93m (6'4") plus
recess

Garage 4.66m (15'3") x 2.48m (8'2")

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: 5th September 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

