



170 Walsall Road, Aldridge,  
Walsall, WS9 0JT

Offers in the Region Of £350,000

# Aldridge

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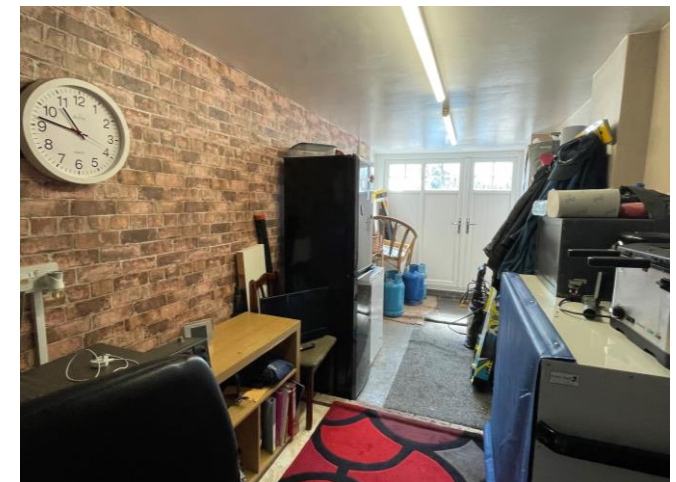
Walsall Road is brought to the market offering well presented family accommodation and is located in a much sought after position conveniently located for schools, amenities and Aldridge Village.

The property is approached via an extensive block paved driveway providing off road parking to the occupier.

Internally, the ground floor benefits from a welcoming entrance porch, hallway, good size through lounge and dining room, conservatory and extended kitchen.

To the first floor, there are three bedrooms along with a well-appointed family bathroom.

To the rear, the garden forms a particular feature of the property and viewing is recommended at the earliest possible opportunity.





## Property Specification

### Hallway

Through Lounge - 27' 7" max x 12' 5" max  
(8.40m max x 3.79m max)

Fitted Kitchen - 14' 3" max x 11' 7" max  
(4.35m max x 3.54m max)

Conservatory - 12' 9" x 10' 4"  
(3.88m x 3.15m)

Bedroom One - 15' 0" max x 10' 11"  
(4.56m max x 3.33m)

Bedroom Two - 11' 11" x 12' 5" max  
(3.63m x 3.79m max)

Bedroom Three - 7' 6" x 7' 4"  
(2.29m x 2.23m)

Family Bathroom - 19' 2" x 6' 5"  
(5.84m x 1.96m)

### 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 June 2024

### Viewer's Note:

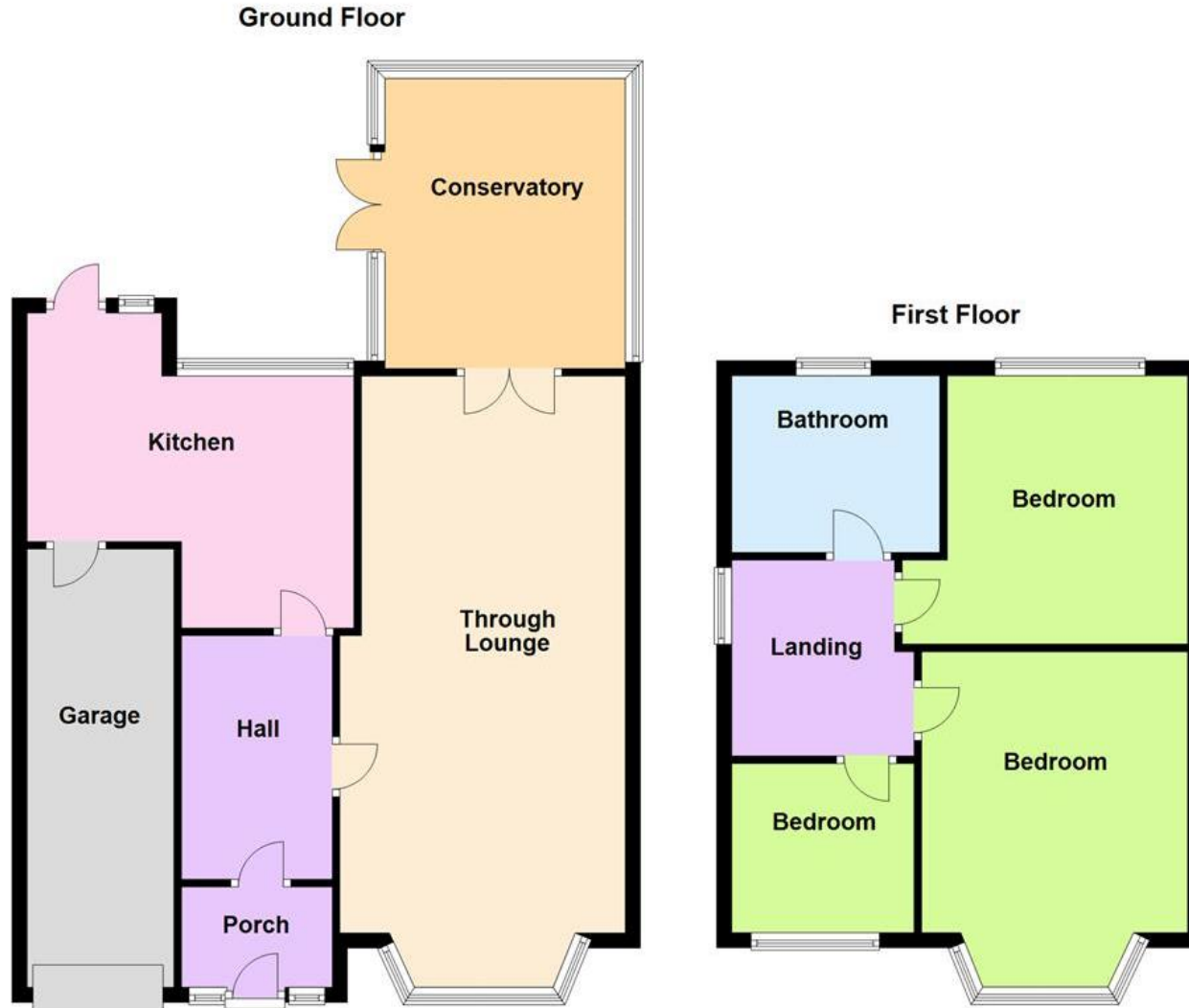
Services connected: Gas, Water, Electric & Drainage

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			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

