



274 Westgate, Aldridge,  
Walsall, WS9 8BS

Offers in the Region Of £185,000

# Aldridge

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Set within easy reach of schools, amenities and transport links and offered for sale with no onward chain, this end-terraced house provides excellent scope for modernisation/improvement with an internal viewing advised to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge with large window to the front elevation, separate dining room with patio door to the rear and kitchen with wall and base units, plumbing for a washing machine, access to under-stairs storage and door to the rear garden.

To the first floor there are three bedrooms - two doubles and a good sized single - and the wet room with WC, wash basin and shower area with mains shower fitment.

Externally, the attractively maintained rear garden is laid mainly to lawn with a selection of shrubs/bushes, brick-built storage and a paved patio area and there is driveway parking to the front of the property.





## Property Specification

Hall

Lounge - 3.85m (12'7") x 3.77m (12'4") max

Dining Room - 3.21m (10'6") x 2.87m (9'5")

Kitchen - 3.34m (11') x 2.40m (7'10")

Bedroom 1 - 3.80m (12'6") x 2.80m (9'2") plus recess

Bedroom 2 - 3.18m (10'5") plus recess x 2.87m (9'5")

Bedroom 3 - 2.87m (9'5") x 2.33m (7'8")

Wet Room - 2.43m (8') x 1.68m (5'6")

### 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: 3rd June 2024

### Viewer's Note:

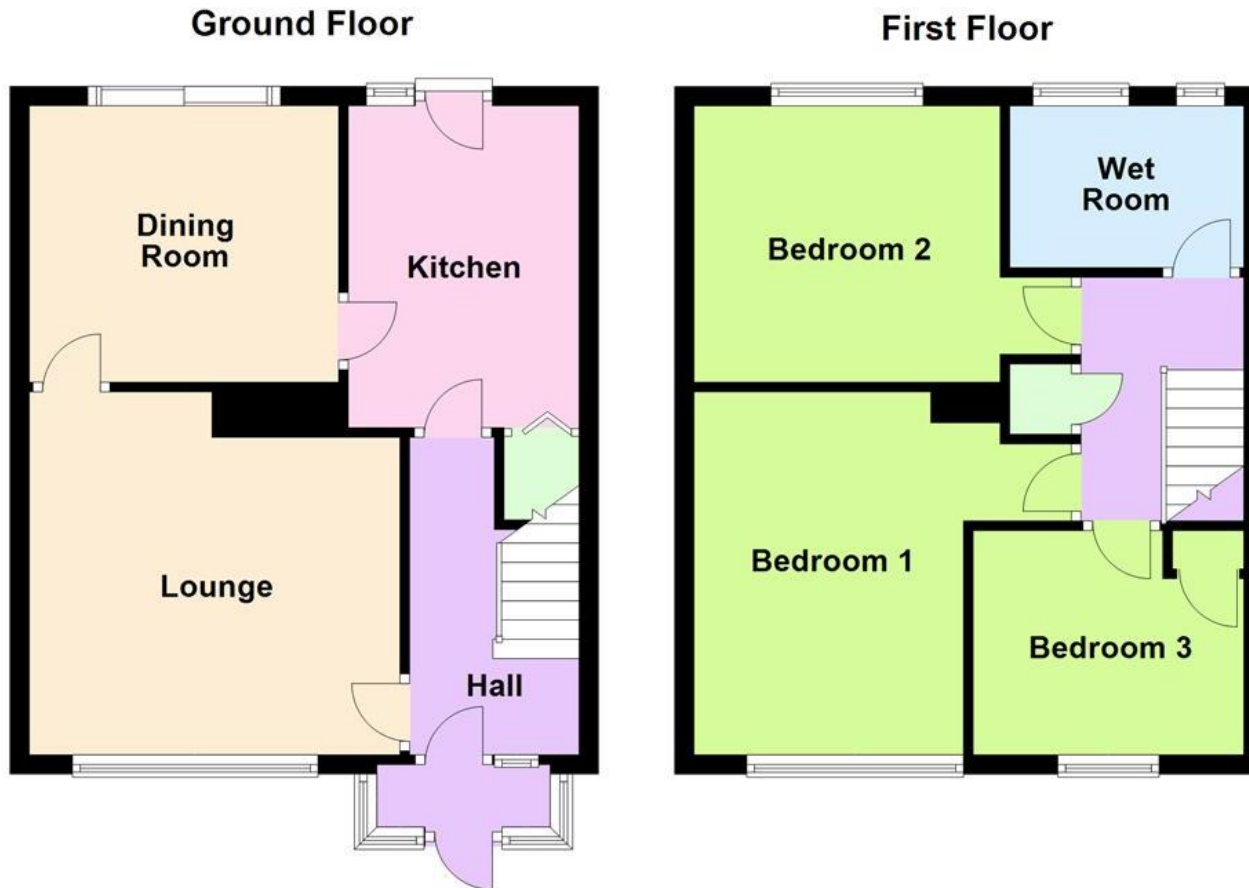
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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>		85
(69-80) <b>C</b>	71	
(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

