



8 Norfolk Crescent, Aldridge,  
Walsall, WS9 8RF

Guide Price £230,000

# Aldridge

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Set in a popular residential location and offered for sale with no onward chain, this deceptively spacious bungalow provides excellent scope for modernisation/improvement with an internal viewing essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a generous living room with large bow window overlooking the rear garden, good sized kitchen with a range of wall/base units and patio door to the rear garden and a useful utility room with further fitted units, plumbing for a washing machine, access to the garage and door leading into the rear garden. Completing the accommodation there are three excellent bedrooms and the wet room with WC, wash basin and shower area with electric shower fitted.

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





## Property Specification

### Hall

Lounge - 5.00m (16'5") max x 4.50m (14'9") max

Kitchen - 4.84m (15'11") max x 3.60m (11'10")

Utility Room - 3.40m (11'2") x 2.86m (9'4")

Bedroom 1 - 4.10m (13'5") max x 3.01m (9'10")

Bedroom 2 - 4.10m (13'5") x 3.01m (9'11")

Bedroom 3 - 4.51m (14'9") max x 3.06m (10') max

Wet Room - 2.37m (7'9") x 1.84m (6')

Garage - 4.42m (14'6") x 2.44m (8')

### 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: 10th 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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

