



27 St. Marys Way, Aldridge,
Walsall, WS9 0AB

Fixed £455,000

Aldridge

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Set within easy reach of schools, amenities and transport links, this superb, link-detached house boasts well-presented, extended accommodation 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, access to the study/storage with cloakroom and guest WC off and having doorway into the light and airy lounge which has a large window to the front elevation. Completing the ground floor there is the stunning kitchen/dining/family room which features a range of gloss fronted wall/base units, space for a range cooker, plumbing for a dishwasher, French Windows to the rear and access to the useful utility room which has plumbing for a washing machine and door to rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and an ensuite WC and there are three further excellent bedrooms (two of which have ensuite shower facilities) and the bathroom with suite comprising WC, wash basin and bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs/bushes and a block paved patio area and there is ample driveway parking to the front of the property for multiple vehicles.





Property Specification

Porch -	1.55m (5'1") x 1.55m (5'1")
Hall -	5.07m (16'7") x 2.00m (6'7")
Lounge -	5.18m (17') max x 4.15m (13'7") max
Kitchen/Dining/Family Room -	6.46m (21'2") x 6.33m (20'9")
Utility -	2.32m (7'7") x 1.75m (5'9")
WC -	1.50m (4'11") x 1.01m (3'4")
Study/Storage -	2.58m (8'6") x 2.32m (7'7") max
Cloakroom -	2.32m (7'7") x 1.15m (3'9")
Garage -	4.61m (15'2") x 2.32m (7'7")
Bedroom 1 -	3.85m (12'7") max into wardrobe x 3.42m (11'2") plus 0.01m (0') x 0.01m (0')
En-suite WC -	1.67m (5'6") x 1.26m (4'2")
Bedroom 2 -	3.51m (11'6") max x 2.80m (9'2") plus recess to door
Ensuite 2 -	1.90m (6'3") x 0.90m (3') max
Bedroom 3 -	3.34m (10'11") max x 2.72m (8'11") max
En-suite 3 -	1.92m (6'4") x 1.36m (4'6")
Bedroom 4 -	2.58m (8'6") x 2.56m (8'5")

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: 7th June 2024

Viewer's Note:

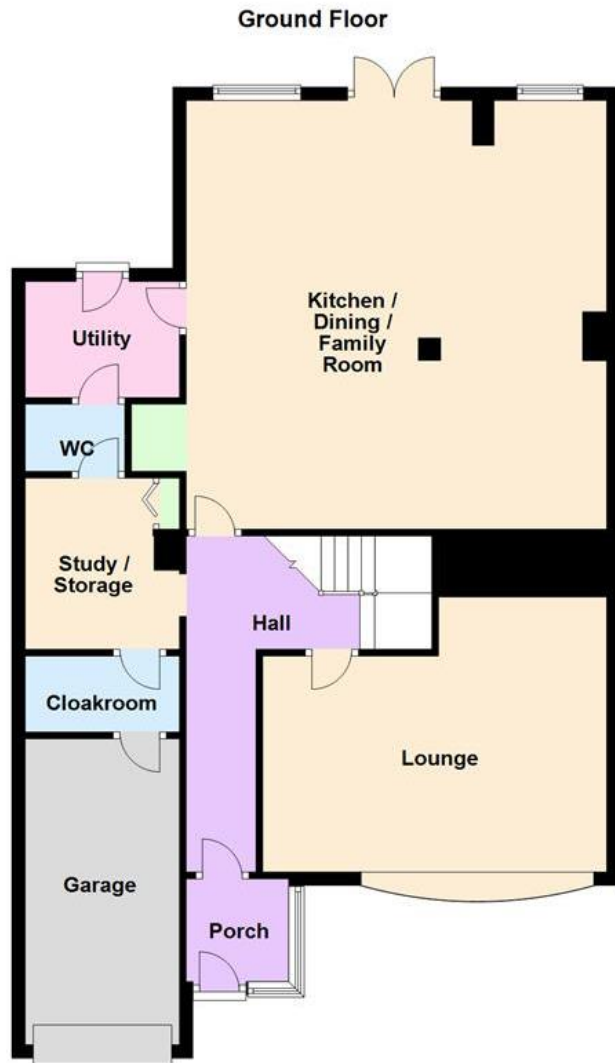
Services connected: Gas, Water, Electric & Drainage

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	65	
(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

