



93 Station Road, Aldridge,
Walsall, WS9 0BW

Offers in Excess of £229,000

Aldridge

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Set within easy reach of the centre of Aldridge with its excellent amenities and with highly regarded schools nearby, this fabulous, end-terraced period property boasts immaculately presented interiors with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy living room with square bay to the front elevation and feature fireplace with gas fire inset, dining room with window to the rear elevation and door into the well-appointed breakfast kitchen which has a range of wall/base units, breakfast bar, integrated double oven and induction hob with extractor over, plumbing for a washing machine and dishwasher and door to the useful "verandah" with door to the rear garden.

To the first floor there are two generous double bedrooms and the well-equipped, luxury bathroom with under-floor heating and suite comprising WC, wash basin, bath and stylish walk-in shower cubicle.

Externally, there is a good-sized rear garden which is laid predominantly to lawn.





Property Specification

Hall

Lounge - 4.14m (13'7") max into bay
x 3.21m (10'6")

Dining Room - 3.75m (12'3") x 3.21m (10'6")

Breakfast Kitchen - 4.62m (15'2") x 2.72m
(8'11") max

Verandah

Bedroom 1 - 4.10m (13'5") x 3.42m (11'3")

Bedroom 2 - 3.75m (12'4") x 2.50m (8'2")

Bathroom - 3.07m (10'1") 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: 8th 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

