



8 Vale View, Aldridge,
Walsall, WS9 0HW

Offers in the Region Of £625,000

Aldridge

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Set in a sought-after cul-de-sac location, within easy reach of the centre of Aldridge with its excellent amenities and with highly regarded schools nearby, this superb, detached property is offered for sale with no onward chain and boasts very-well presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

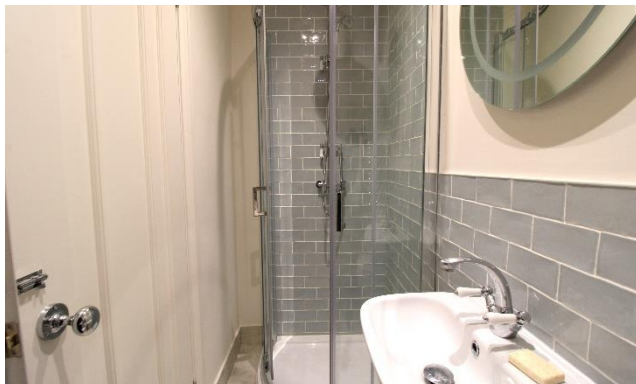
Internal inspection reveals a welcoming entrance hallway with stairs to first floor and feature circular window, light and airy lounge with attractive feature fireplace with gas fire inset, large window to the front elevation and archway into the dining area which has double sliding doors leading into the conservatory which overlooks the rear garden.

Completing the accommodation there is an additional sitting room and a beautifully appointed kitchen/breakfast room which features a range of fitted units, double Belfast style sink, integrated fridge, freezer, microwave oven, oven and hob with extractor over and door into the useful utility room which has plumbing for a washing machine, door to rear garden and access to guest WC.

To the first floor, bedroom one is a generous double bedroom with ensuite shower facilities and there are three further excellent bedrooms (one of which is used as a dressing room with a suite of fitted wardrobes) and the stunning family bathroom which has a range of fitted units and suite comprising WC, wash basin, stylish freestanding bath and shower cubicle with mains shower fitted.

Externally, there is an attractively landscaped, tiered rear garden which features a range of plants, shrubs and bushes, superb patio area and artificial lawn areas and there is driveway parking to the front of the property with access to the garage and benefiting from an EV-charging point.





Property Specification

Hall -	3.54m (11'7") max x 1.53m (5')
Lounge Area -	4.29m (14'1") x 3.75m (12'4") max
Dining Area -	3.35m (11') x 3.32m (10'11")
Sitting Room -	5.34m (17'6") x 2.40m (7'10")
Kitchen/Breakfast Room -	4.36m (14'3") x 3.35m (11')
Utility -	2.20m (7'3") x 2.15m (7')
WC -	2.20m (7'3") x 1.10m (3'7")
Conservatory -	3.15m (10'4") x 2.15m (7'1")
Bedroom 1 -	4.29m (14'1") x 3.75m (12'4")
En-suite -	2.26m (7'5") x 0.98m (3'2")
Bedroom 2 -	4.95m (16'3") x 3.75m (12'4")
Bedroom 3 -	3.35m (11') x 2.27m (7'5")
Bedroom 4/Dressing Room -	4.21m (13'10") x 2.27m (7'5")
Bathroom -	3.41m (11'2") x 2.27m (7'5")
Garage -	5.34m (17'6") x 2.26m (7'5")

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: F

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			82
(69-80) C		72	
(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

