



60 Hallcroft Way, Aldridge,  
Walsall, WS9 8UL

Offers in the Region Of £350,000



# Aldridge

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Set in a popular residential location, within easy reach of the centre of Aldridge with its excellent range of amenities and offered for sale with no onward chain, this well-proportioned, detached bungalow provides neatly presented accommodation, which retains potential for modernisation/improvement, and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a light and airy lounge/dining room with attractive feature fireplace, large windows overlooking the garden, patio door leading into the rear garden and folding door giving access to the well-appointed kitchen which features a range of fitted units, integrated oven and hob, plumbing for washing machine and dishwasher and door to side elevation.

Completing the accommodation there are three excellent bedrooms (two of which have fitted storage) and the shower room with suite comprising WC, wash basin and walk-in shower cubicle with electric shower over.

Externally, the mature rear garden has a selection of shrubs / bushes with lawn and paved areas and there is off-road parking available to the front of the property with access to the side garage.







## Property Specification

Lounge/Dining Room -	6.14m (20'2") max x 6.03m (19'10") max
Kitchen -	3.02m (9'11") x 2.70m (8'10") max
Bedroom 1 -	3.64m (11'11") x 3.41m (11'2")
Bedroom 2 -	4.56m (15') x 2.62m (8'7") max
Bedroom 3 -	3.62m (11'10") x 2.54m (8'4") max
Shower Room -	2.46m (8'1") x 1.65m (5'5")
Garage -	5.50m (18') x 2.30m (7'6")

### 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: 11th July 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

NEW  
INSTRUCTION  
AWAITING  
EPC

## Map Location

