



Druids Avenue, Aldridge
Walsall, WS9 8LA

Offers in the Region Of £410,000

Aldridge

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Set in a popular residential location, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and transport links nearby, this superb, semi-detached bungalow offers deceptively spacious and neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with useful storage cupboard off, light and airy extended lounge / dining room with large windows to the rear elevation and French windows leading into the rear garden, well-appointed breakfast kitchen with a range of wall and base units, breakfast bar, integrated fridge, dishwasher, oven and hob with extractor over, patio door to the rear garden and access to a useful utility room.

Completing the accommodation there are four excellent bedrooms - one of which has access to an ensuite shower room and there is the family shower room with suite comprising WC, wash basin and the tiled bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, the good-sized rear garden is laid mainly to lawn with a patio area and a selection of trees / bushes and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles and giving access to the side garage via an up-an-over garage door.





Property Specification

Hall

Extended Lounge / Diner

5.63m (18'5") max x 4.31m (14'2") max

Breakfast Kitchen

4.80m (15'9") max / 4.18m (13'9") min x
3.93m (12'11")

Utility

2.79m (9'2") x 2.63m (8'8")

Bedroom 1

3.92m (12'10") x 3.33m (10'11") max

Bedroom 2

3.57m (11'8") x 2.82m (9'3")

Bedroom 3

2.71m (8'11") x 2.41m (7'11")

Bathroom

2.41m (7'11") x 1.71m (5'7")

Bedroom (with ensuite)

3.92m (12'10") max / 3.12m (10'3") min x
3.02m (9'11")

Ensuite Shower Room

2.81m (9'3") x 1.03m (3'5")

Garage

7.12m (23'4") x 2.55m (8'4")

Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: E Tenure: Freehold

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:

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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

