



9 Old Hall Court, Pinfold Lane,
Aldridge, Walsall, WS9 0QU

Offers in Excess of £300,000

Aldridge

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Nestled in extensive grounds in a stunning semi-rural location and offered for sale with no onward chain, this well-presented barn conversion is set in an exclusive gated development and must be viewed to fully appreciate the property on offer.

Internal inspection reveals a welcoming entrance hallway, generous L-shaped lounge bathed in light from two large windows and further French windows and the well-appointed kitchen which has a range of wall and base units, Belfast style sink, integrated oven and hob and plumbing for a dishwasher.

Completing the accommodation, bedroom one is a double bedroom with fitted wardrobe space and ensuite shower facilities and there are two further bedrooms, good sized bathroom with suite comprising WC, wash basin and bath and useful utility cupboard with plumbing for a washing machine.

Externally, the landscaped grounds boast a variety of mature hedges, decorative walls and picket fencing as well as two pools and a communal gazebo and barbecue area and there are also electrically operated gates at both sides of the development.

The property benefits from a garage "en bloc" with an allocated parking space.





Property Specification

Hall -	3.15m (10'4") x 1.91m (6'3")
L-Shaped Lounge/Dining Room -	6.26m (20'6") max x 5.80m (19'1") max
Kitchen -	2.80m (9'2") x 2.74m (9') plus recess
Bedroom 1 -	3.57m (11'9") x 2.56m (8'5") to wardrobe front
Ensuite -	2.56m (8'5") x 1.70m (5'7")
Bedroom 2 -	2.55m (8'4") plus recess x 2.52m (8'3") to wardrobe front
Bedroom 3 -	2.27m (7'5") plus alcove x 2.16m (7'1")
Bathroom -	2.71m (8'11") x 1.87m (6'2")

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: 27th July 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

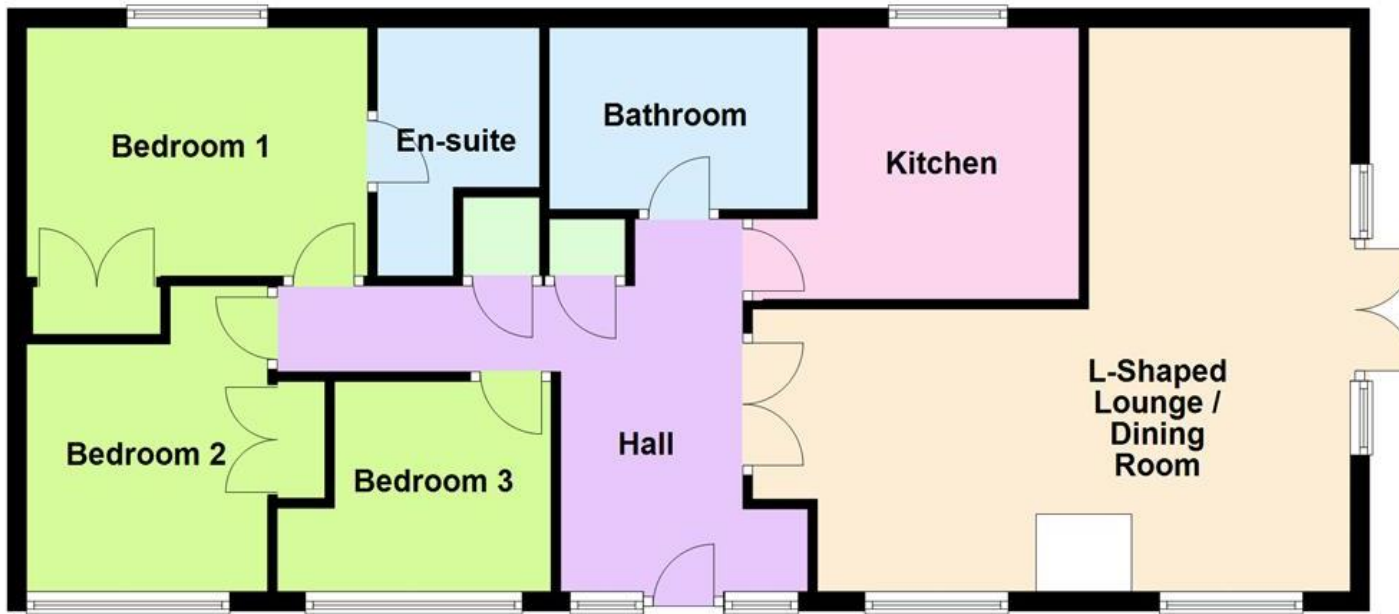
Tenure: Freehold

Service Charge: -£80 per month (communal areas and pond)

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(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

