



36 Kingshayes Road, Aldridge,  
Walsall, WS9 8RU

Offers in Excess of £300,000

# Aldridge

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Kingshayes Road is brought to the market offering well presented family accommodation and has the added benefit of being offered for sale with no upward chain. The property is approached via an extensive front lawn and path leading to the welcoming front door entrance.

Internally, the ground floor accommodation benefits from a spacious reception hallway with stairs to the first floor and doors off. To the front of the property there is a good size lounge which benefits from a bow window overlooking the front elevation, feature inset log burner and double doors leading to the separate dining room. The dining room enjoys double doors to the rear garden. Continuing through the ground floor there is a fitted kitchen which benefits from a range of wall and base units, work surfaces and inset 'Belfast' sink. The kitchen also leads to the useful utility area.

To the first floor, there are two double bedrooms along with a further single bedroom and well-appointed family bathroom.

To the rear of the property there is a pleasant garden which benefits from a paved patio area, lawn and shrub borders along with access to the detached garage. Viewing is recommended at the earliest possible opportunity.





## Property Specification

### Reception Hallway

Lounge - 16' 0" max x 15' 0" max  
(4.88m max x 4.58m max)

Dining Room - 14' 8" max x 8' 10" max  
(4.46m max x 2.70m max)

Fitted Kitchen - 9' 11" x 9' 11"  
(3.03m x 3.01m)

Utility - 14' 1" x 4' 10"  
(4.29m x 1.47m)

### Guest Cloakroom & WC

Bedroom One - 11' 6" max x 10' 7"  
(3.51m x 3.23m)

Bedroom Two - 10' 7" x 10' 0"  
(3.22m x 3.05m)

Bedroom Three - 8' 3" x 6' 4"  
(2.51m x 1.93m)

### Family Bathroom

### 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: 21st August 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

