



7 Stratford Drive, Aldridge,
Walsall, WS9 8LJ

Offers in the Region Of £320,000

Aldridge

Offers in the Region Of £320,000



Set in a highly sought after residential location, within easy reach of nearby schools, amenities and transport links, this superb semi-detached property offers neatly presented accommodation and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and spacious living room bathed in light from a large window to the front elevation, fireplace with log burner inset and double doors leading into the well appointed, refitted kitchen diner with induction hob and extractor hood over, the kitchen further benefits from patio doors leading into the conservatory which overlooks the rear garden. Completing the ground floor there is a separate room (currently used as an office/study) which has a door into the garage and access to the useful utility room with guest WC off.

To the first floor there are three excellent bedrooms - two doubles (the larger of which has a range of fitted wardrobe space) and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is predominantly paved with a selection of shrubs/bushes and there is driveway parking to the front of the property.





Property Specification

Porch -	1.83m (6') x 0.96m (3'2")
Hall -	2.01m (6'7") x 1.83m (6')
WC -	1.29m (4'3") x 0.97m (3'2")
Lounge -	4.46m (14'8") x 3.78m (12'5")
Kitchen/Diner -	5.71m (18'9") x 2.45m (8')
Office/Study -	2.80m (9'2") x 2.25m (7'5")
Utility -	2.62m (8'7") x 1.54m (5'1")
Conservatory -	2.75m (9') x 2.50m (8'3")
Bedroom 1 -	3.55m (11'8") x 3.19m (10'6") plus wardrobes
Bedroom 2 -	3.44m (11'3") x 3.07m (10'1")
Bedroom 3 -	2.55m (8'4") x 2.42m (7'11")
Bathroom -	2.59m (8'6") x 1.80m (5'11")
Garage -	4.80m (15'9") x 2.40m (7'10")

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: 14th June 2023

Viewer's Note:

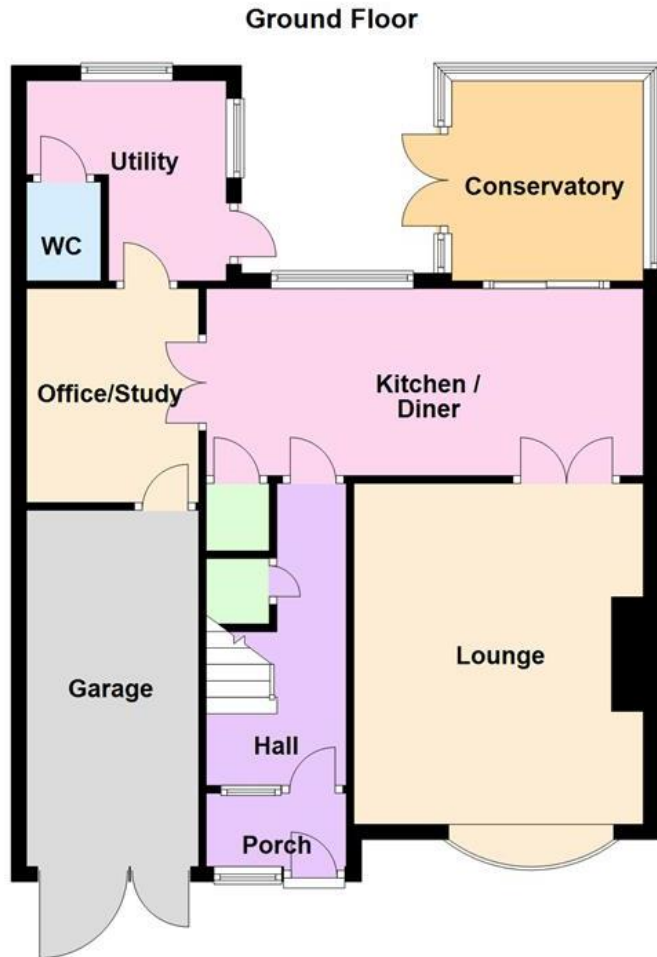
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		
(69-80) C		
(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

