



5 Devon Crescent, Aldridge,
Walsall, WS9 8JH

Offers in the Region Of £225,000

Aldridge

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Set within easy reach of amenities, schools and transport links, this neatly presented, semi-detached house would make an ideal purchase for a first-time buyer or young family alike and an internal viewing is highly advised.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy, dual aspect lounge/dining room and well-appointed kitchen which features a range of wall/base units, gas cooker point, access to built in cupboard and door leading to the useful storage/utility area which has further fitted storage, plumbing for a washing machine and door to the rear garden.

To the first floor, there are three bedrooms - two generous doubles and a single with built in storage cupboard - and the bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with paved patio area and there is driveway parking to the front of the property and gated access to the rear garden.





Property Specification

Hall

Lounge/Dining Room - 5.84m (19'2")
x 4.05m (13'4") max

Kitchen - 4.06m (13'4") max
x 2.52m (8'3") max

Utility/Storage - 4.06m (13'4") max
x 1.33m (4'4")

Bedroom 1 - 4.05m (13'4") x 3.00m (9'10")

Bedroom 2 - 4.27m (14') max
x 2.75m (9') max

Bedroom 3 - 3.00m (9'10") x 2.02m (6'8")

Bathroom - 2.72m (8'11") x 1.72m (5'8")

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: 4th September 2024

Viewer's Note:

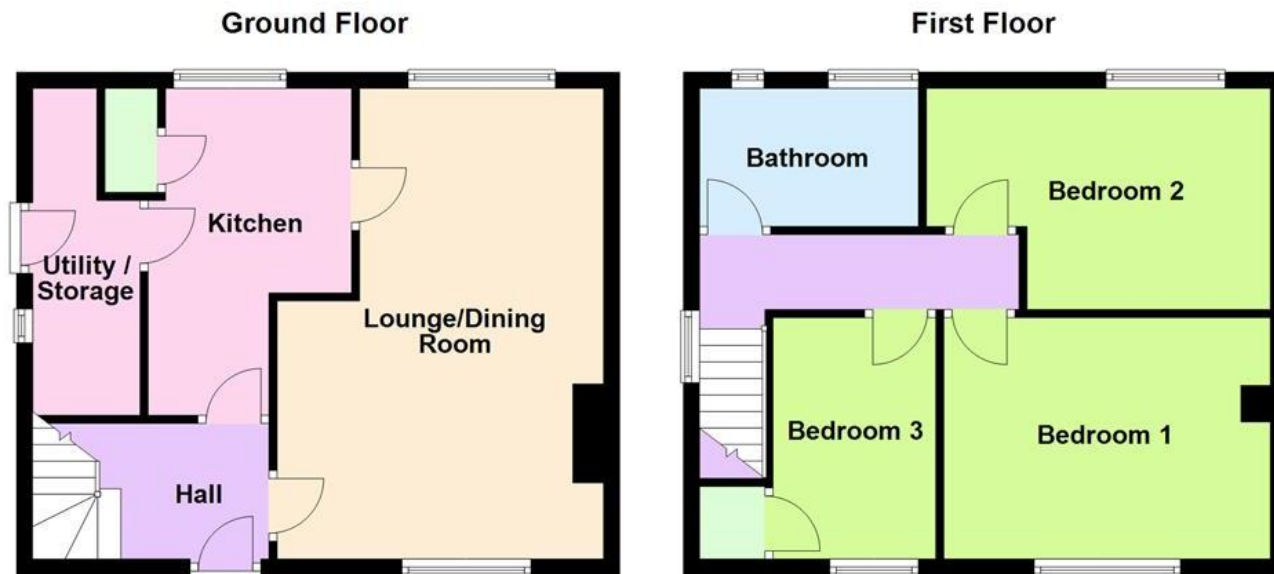
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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+)	A		
(81-91)	B		83
(69-80)	C	70	
(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

