



1 Wood End Way, Aldridge,
Walsall, WS9 8SF

Offers in the Region Of £255,000

Aldridge

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Set in a popular residential location, within easy reach of schools, amenities and transport links and offered for sale with no onward chain, this link-detached house provides excellent scope for modernisation/improvement with an internal viewing essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, fitted cupboard and guest WC off, good sized living room with large window to the front elevation, separate dining room with patio door to the rear and well-appointed kitchen which features a range of fitted units, plumbing for a washing machine and access to built in storage cupboard.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - and there is the shower room with suite comprising WC, wash basin set on fitted storage units and corner shower cubicle with mains shower fitted.

Externally, there is a predominantly lawned fore-garden and a neatly maintained rear garden with lawned and paved areas and there is parking and a garage to the rear of the garden.





Property Specification

Hall

Lounge - 4.83m (15'10") max
x 4.56m (15') max

Dining Room - 4.48m (14'8") x 2.66m (8'9")

Kitchen - 4.80m (15'9") x 3.00m (9'10")

WC

Bedroom 1 - 3.73m (12'3") x 3.20m (10'6")

Bedroom 2 - 3.20m (10'6") x 3.05m (10')

Bedroom 3 - 2.64m (8'8") x 2.52m (8'3")

Shower Room - 2.52m (8'3") x 1.66m (5'5")

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: 6th September 2024

Viewer's Note:

Services connected: Gas, Electric, Water & 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+) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(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



Ground Floor



First Floor

