



65 Erdington Road, Aldridge,
Walsall, WS9 0RN

Offers in the Region Of £600,000

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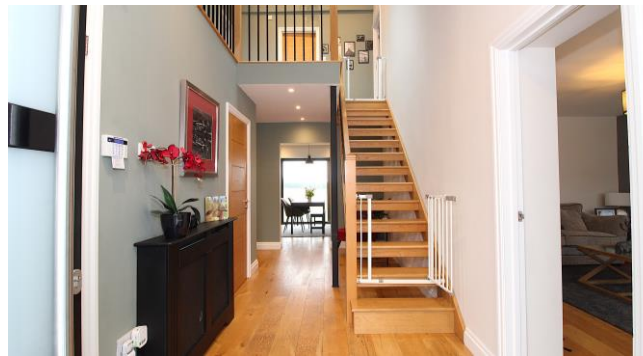


If you are looking for a property which truly epitomises the term "The Wow Factor!" then look no further! Set within easy reach of amenities, schools and transport links, the property has been extensively modernised and improved by the current owner, boasting high quality, contemporary fixtures and fittings and an internal viewing is essential to fully appreciate all it has to offer.

Internal viewing reveals a welcoming entrance hallway with access to useful utility room, guest WC and cloakroom off, oak staircase leading to the first floor and attractive oak flooring - a feature which continues through a majority of the ground floor. The light and spacious living room has three feature windows to the front elevation and the stunning open-plan kitchen/dining/family room boasts pleasant views over the school playing fields to the rear and features a range of gloss-fronted wall and base units, quartz worktops with breakfast bar, integrated fridge, freezer, dishwasher double oven and induction hob and there are two sets of patio doors leading out to the rear garden.

Upon ascending the staircase, the galleried landing is bathed in light from two skylights and gives access to the first-floor accommodation. Bedroom one is a generous double bedroom with excellent dressing area and access to ensuite shower facilities and there are two further double bedrooms with built in wardrobe space and the well-equipped bathroom with suite comprising WC, wash basin, bath and separate shower cubicle with mains shower over.

Externally, the low maintenance rear garden is laid to artificial lawn and the front of the property exudes kerb appeal with a stylish granite block paved in-and-out driveway with a selection of neatly tended shrubs and access to the garage via an electrically operated sectional garage door.





Property Specification

Hall

Lounge - 4.95m (16'3") x 3.74m (12'3")

Kitchen/Dining/Family Room -
10.36m (34') x 3.48m (11'5")
max/2.98m (9'9") min

Utility - 3.00m (9'10") x 1.50m (4'11")

WC

Bedroom 1 - 4.64m (15'3") x 3.74m (12'3")

En-suite - 1.50m (4'11") x 1.46m (4'10")

Dressing Area

Bedroom 2 - 3.00m (9'10") x 2.74m (9')

Bedroom 3 - 3.00m (9'10") x 2.53m (8'3")

Bathroom - 3.13m (10'3") x 1.63m (5'4")

Garage - 4.93m (16'2") x 3.00m (9'10")

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:

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

