



47 Northgate, Aldridge,
Walsall, WS9 8QF

Offers in the Region Of £400,000

Aldridge

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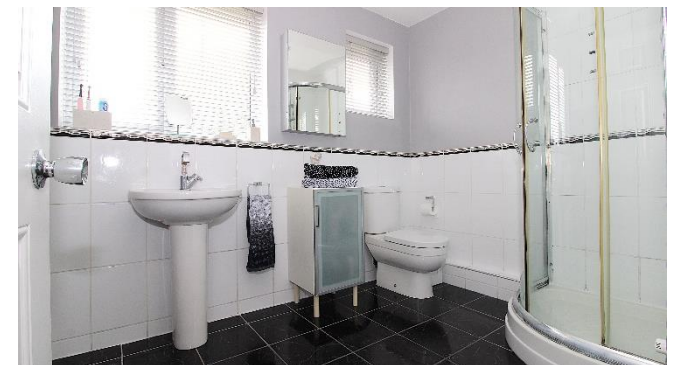


Superbly presented and much improved throughout, this extended semi-detached residence is set in a popular location within Aldridge and viewing is highly recommended to fully appreciate the accommodation on offer.

Internal inspection reveals an attractive reception hall with stairs to first floor and large storage cupboard off, lounge with feature fireplace, window to the front and double doors opening into a separate sitting room with French doors overlooking the rear garden. A particular feature of the property is the superb kitchen/dining room which offers a comprehensive range of fitted wall and base units with ample space for a dining table, further benefiting from a spacious utility room with guest WC off and door giving access to the garage.

To the first floor, bedroom one is a very spacious double bedroom with en-suite shower room off and there are two further generous double bedrooms and an excellent, modern family bathroom with WC, wash basin, bath and separate shower cubicle.

Externally, the property is approached via a block paved driveway leading to the integral garage, whilst the attractive landscaped rear garden is mainly laid to lawn with a raised paved patio area and well stocked shrub borders.





Property Specification

Hall

Lounge - 14' 11" x 11' 0"
(4.54m x 3.35m)

Sitting Room - 16' 9" x 11' 0" max x 10' 3" min
(5.10m x 3.35m max x 3.12m min)

Kitchen Diner - 20' 8" x 13' 3" max x 11' min
(6.29m x 4.03m max x 3.35m min)

Utility - 18' 4" max x 7' 10" min x 8' 2" max x 6' 9" min
(5.58m max x 2.38m min x 2.48m max
x 2.05m min)

Guest WC

Bedroom One - 16' 6" max x 9' 9" min x 15' 0" max x 8' 3" min
(5.02m max x 2.97m min x 4.57m max
x 2.51m min)

Ensuite - 8' 10" x 6' 10"
(2.69m x 2.08m)

Bedroom Two - 11' 0" x 11' 0"
(3.35m x 3.35m)

Bedroom Three - 11' 0" x 10' 2"
(3.35m x 3.09m)

Bathroom - 9' 0" x 8' 3"
(2.74m x 2.51m)

Garage - 17' 0" x 8' 10"
(5.18m x 2.69m)

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:

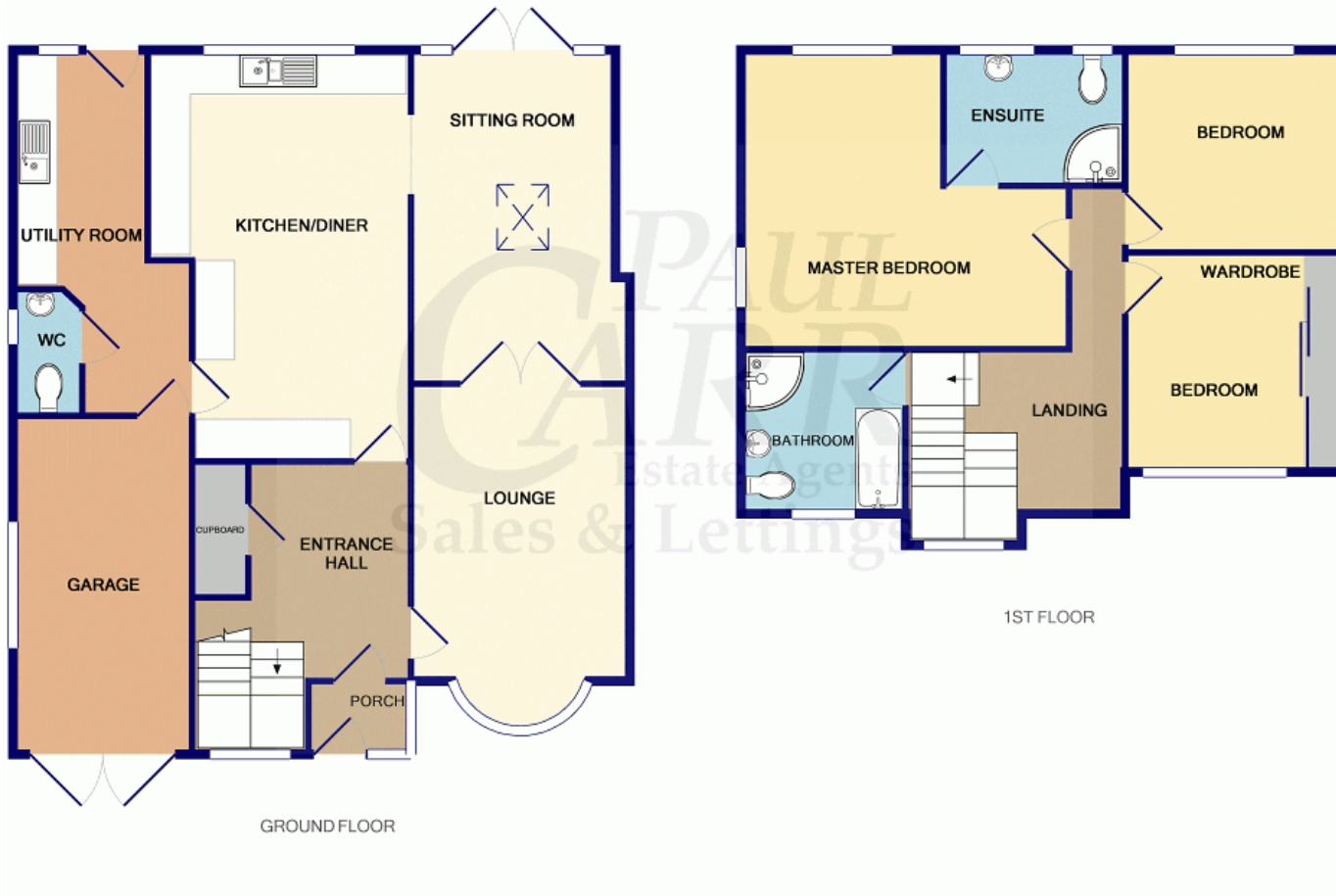
Services connected: Gas, Water, Electric & Drainage

Council tax band: 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+)	A		
(81-91)	B		82
(69-80)	C	73	
(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

