



15 Hilary Drive, Aldridge,
Walsall, WS9 0DE

Offers in the Region Of £280,000

Aldridge

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Set in a quiet cul-de-sac location, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and transport links nearby, this superb semi-detached house offers neatly presented, extended accommodation with an internal viewing highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, extended lounge/dining room with French windows to the rear elevation and a well-appointed kitchen which features a range of wall/base units, integrated double oven and hob with extractor over and plumbing for a washing machine.

To the first floor there are three bedrooms - two doubles and a single - and the tiled bathroom with suite comprising WC, wash basin with vanity unit and corner bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

Hall -	1.77m (5'10") x 1.49m (4'10") plus 0.81m (2'8") x 0.81m (2'8")
Extended Lounge/Dining Room -	6.72m (22'1") x 4.63m (15'2") max plus 0.81m (2'8") x 0.81m (2'8")
Kitchen -	4.32m (14'2") x 2.11m (6'11") plus 0.81m (2'8") x 0.81m (2'8")
Garage -	6.41m (21') x 2.38m (7'10") plus 0.81m (2'8") x 0.81m (2'8")
Bedroom 1 -	3.92m (12'10") x 3.02m (9'11")
Bedroom 2 -	3.71m (12'2") x 2.74m (9')
Bedroom 3 -	2.73m (8'11") x 1.83m (6')
Bathroom -	3.01m (9'11") max x 1.51m (4'11")

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: 2nd October 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		
(69-80)	C		80
(55-68)	D	58	
(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

