



39 Weston Crescent, Aldridge,
Walsall, WS9 0HA

Offers in the Region Of £315,000

Aldridge

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Enjoying a popular residential location, within easy reach of the excellent amenities of the centre of Aldridge and with access to schools and transport links nearby, this neatly presented semi-detached house is offered for sale with no onward chain and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, light and airy open-plan lounge/dining room with bay window to the front elevation and patio door to the rear and well-appointed kitchen with a range of wall/base units, integrated double oven and hob and door giving access to a useful utility area, guest WC and garage.

To the first floor there are three bedrooms - two generous doubles and a single bedroom - and the shower room with suite comprising WC, wash basin and shower cubicle with mains shower fitted.

Externally, the mature rear garden is laid mainly to lawn with a paved patio area and a selection of trees/bushes and there is driveway parking to the front of the property with access to the garage.





Property Specification

Lounge Area -	4.22m (13'10") max into bay x 3.52m (11'7")
Dining Area -	3.76m (12'4") x 3.21m (10'6")
Kitchen -	3.64m (11'11") x 2.71m (8'11")
Utility Area -	2.33m (7'8") max x 1.45m (4'9")
WC -	2.33m (7'8") x 1.42m (4'8")
Bedroom 1 -	4.44m (14'7") max into bay x 3.35m (11')
Bedroom 2 -	3.76m (12'4") x 3.35m (11')
Bedroom 3 -	2.74m (9') x 2.02m (6'7")
Shower Room -	2.23m (7'4") x 1.97m (6'5")
Garage -	4.72m (15'6") x 2.33m (7'8")

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: 3rd October 2024

Viewer's Note:

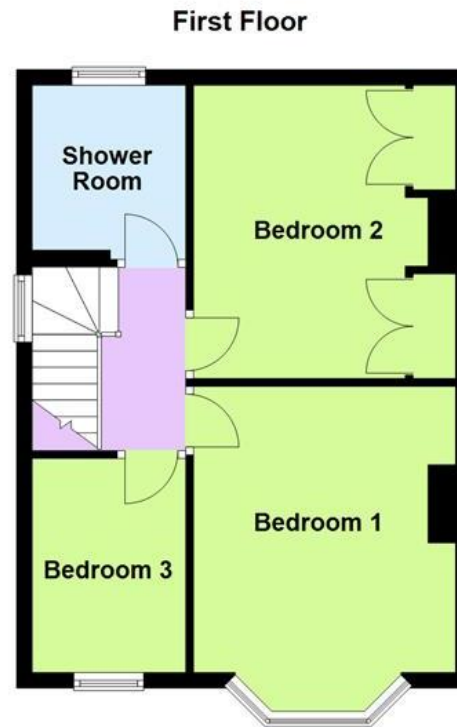
Services connected: Gas, Water, Electric & Drainage

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		85
(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

