



16 Honiton Way, Aldridge,  
Walsall, WS9 0JS

Offers in the Region Of £299,950

# Aldridge

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Set in a popular Cul-de-Sac location, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and amenities nearby, this superb semi-detached house offers beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge with large window to the front elevation and door leading into the beautifully appointed kitchen/diner which features a range of wall/base units, gas cooker point, plumbing for washing machine and dishwasher, access to under-stairs storage and doors to the rear and side elevation.

To the first floor there are three bedrooms - two doubles and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with shower fitment.

Externally, the neatly maintained rear garden has lawn and paved area with a selection of trees/bushes and there is driveway parking to the front of the property with access to the garage.





## Property Specification

Lounge -	4.62m (15'2") x 3.64m (11'11") max
Kitchen/Diner -	4.60m (15'1") x 3.19m (10'6")
Bedroom 1 -	3.86m (12'8") plus wardrobe space x 2.58m (8'5")
Bedroom 2 -	3.32m (10'11") plus alcove x 2.58m (8'5")
Bedroom 3 -	2.94m (9'8") x 1.92m (6'4")
Bathroom -	2.36m (7'9") max x 1.92m (6'4")
Garage -	5.48m (18') x 2.80m (9'2")

### 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: 4th October 2024

### Viewer's Note:

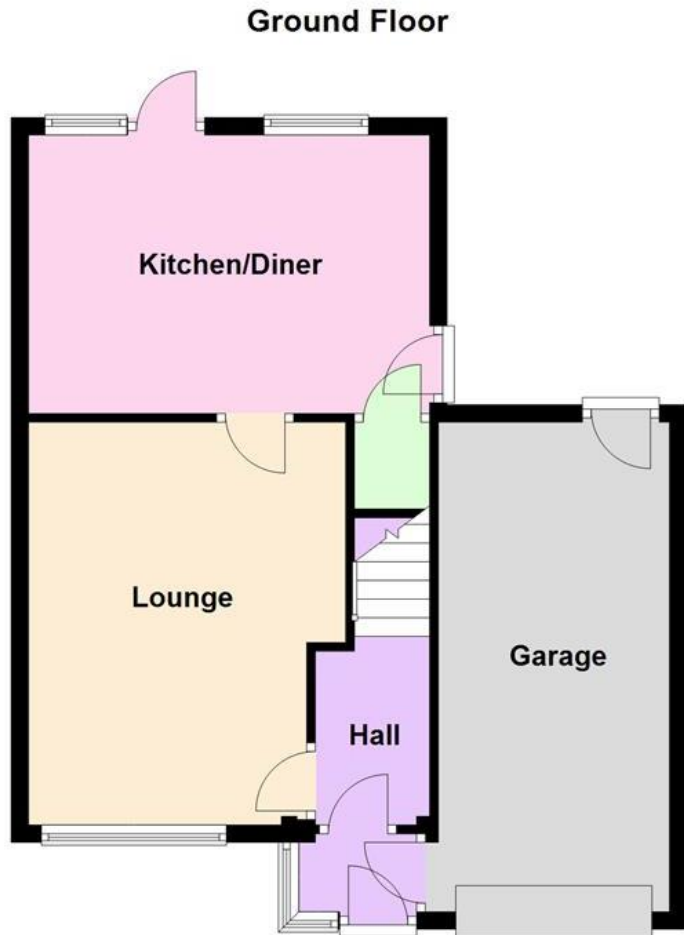
Services connected: Gas, Water, Electric & Drainage

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location

