



9a Leighswood Road, Aldridge,
Walsall, WS9 8AH

Offers in the Region Of £230,000

Aldridge

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Set within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and amenities nearby, this end-town house offers well-proportioned accommodation with an internal viewing highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to under-stairs storage cupboard and having guest WC off, spacious living room with bow window to the front elevation and L-shaped kitchen/diner with a range of fitted units, gas cooker point, plumbing for a washing machine, space for a dining table and door to the rear garden.

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

Externally, the rear garden is laid mainly to lawn with a paved patio area and there is off-road parking and a detached garage to the rear of the garden.





Property Specification

Hall

Lounge - 4.62m (15'2") x 3.34m (10'11")

Kitchen/Diner - 5.73m (18'10") max x 4.12m (13'6") max / 2.53m (8'4") min

WC

Bedroom 1 - 4.54m (14'11") max into wardrobes x 3.02m (9'11")

Bedroom 2 - 3.50m (11'6") max x 2.76m (9'1")

Bedroom 3 - 2.66m (8'9") x 2.48m (8'1")

Bathroom - 2.14m (7') x 1.70m (5'7")

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: 11th 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	66	
(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

