



183 Longwood Road, Aldridge,  
Walsall, WS9 0TB

Offers in the Region Of £775,000



# Aldridge

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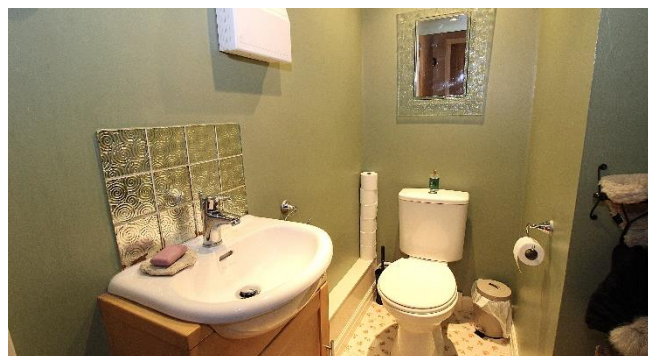
Set in a prestigious Aldridge location, within easy reach of amenities and transport links and offered for sale with no onward chain, this impressive, detached house boasts beautifully presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with engineered oak flooring, stairs to first floor and guest WC off, light and spacious extended lounge having feature rustic brick fireplace with wood-burner inset and bifold doors to the rear garden, separate sitting room with further wood-burner and useful study.

Completing the ground floor there is the stunning open-plan kitchen/dining/family room which features attractive reclaimed parquet flooring, a range of fitted units, quartz worktops with breakfast bar, integrated fridge, freezer, dishwasher, double oven and 5-ring gas hob with extractor over, bifold doors to the rear and access to the useful utility area with Belfast style sink, plumbing for a washing machine, space for a tumble dryer and door to the rear garden.

To the first floor, bedroom one is a generous double bedroom with ensuite shower facilities and there are three further double bedrooms, well-equipped bathroom with suite comprising wash basin, bath and corner shower cubicle with electric shower fitment and there is a separate WC accessed via the landing.

Externally, there is a good sized, tiered garden which is laid predominantly to lawn with a selection of shrubs / bushes, a paved patio area and pleasant views to the rear and there is a generous driveway to the front providing off road parking for multiple vehicles and giving access to the garage which has power and lighting supplied.







## Property Specification

Porch

Hall

Study - 3.02m (9'11") max x 1.58m (5'2")

Sitting Room - 3.76m (12'4") x 3.74m (12'3")

Lounge - 6.07m (19'11") x 4.77m (15'8")

Kitchen/Dining/Family Room -  
6.58m (21'7") x 4.53m (14'10") max/  
3.76m (12'4") min

Utility Area - 3.60m (11'10") x 1.80m (5'11")

WC

Bedroom 1 - 4.09m (13'5") x 3.04m (10')

Ensuite - 2.13m (7') x 1.52m (5')

Bedroom 2 - 5.74m (18'10") x 3.18m (10'5")

Bedroom 3 - 3.76m (12'4") max x 3.57m (11'9")

Bedroom 4 - 3.63m (11'11") x 3.04m (10')

Bathroom - 2.55m (8'4") x 2.38m (7'10")

WC

Garage - 5.97m (19'7") x 2.68m (8'9")



### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

Tenure: Freehold

### 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.

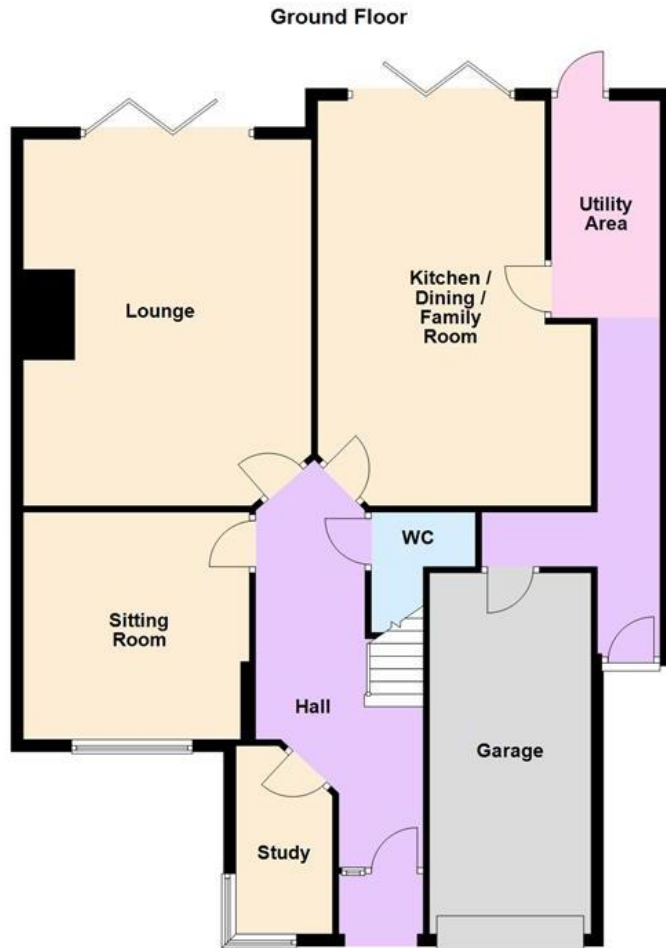
Came on the market: 27th November 2024





# 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>81</b>
(69-80)	<b>C</b>	<b>72</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

