



Moorfields Close, Aldridge
Walsall, WS9 8BP

Offers in the Region Of £455,000

Aldridge

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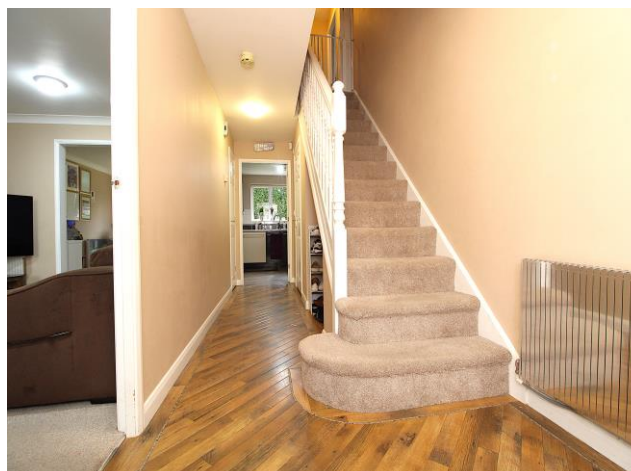
Well-presented throughout, this modern detached family residence is set in a popular Cul-de-Sac location, close to the centre of Aldridge, with internal inspection highly recommended to fully appreciate the well-proportioned accommodation on offer.

On entering the property, a welcoming reception hall with guest WC off gives access to an impressive lounge with a feature fireplace with gas fire inset, bow window to the front and archway leading into the dining area. The well-appointed kitchen offers a comprehensive range of high gloss, modern fitted units with integrated double oven, hob with extractor over and door leading into a useful utility room which has plumbing for a washing machine, space for a tumble dryer, access to garage and door leading into the rear garden.

Stairs from the reception hall lead to the first floor accommodation which offers a spacious master bedroom with fitted wardrobes and access to ensuite shower facilities, and there are three further excellent bedrooms and a well-equipped family bathroom with suite comprising WC, wash basin, bath and separate shower cubicle.

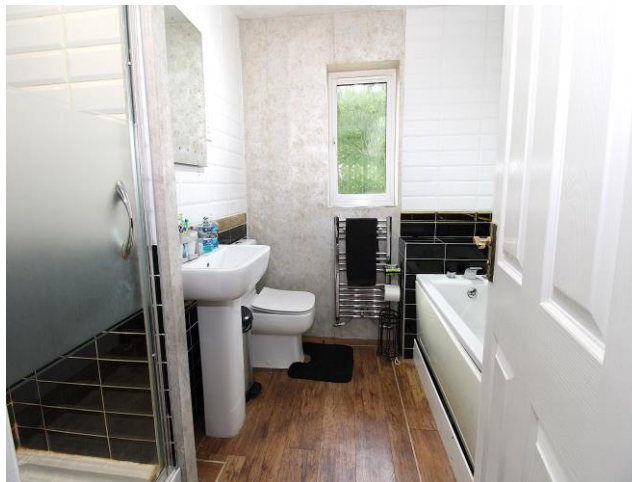
Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of trees / bushes and a paved patio area and there is off-road parking to the front of the property with access to the garage via an up-and-over garage door.

Set in an established location in a popular residential area of Aldridge, the property is within easy reach of the extensive shopping facilities and restaurants available in Aldridge village centre and a range of well-regarded local schools. Good regular public transport services are available near by providing ease of access to Birmingham, Sutton Coldfield, Lichfield and Walsall.





Property Specification	
Lounge	4.73m (15'6") x 3.26m (10'8")
Dining Room	3.80m (12'6") x 2.45m (8'1")
Kitchen	3.73m (12'3") x 2.98m (9'9") max
Utility	2.83m (9'3") x 1.58m (5'2")
WC	
Garage	5.26m (17'3") x 2.46m (8'1")
Bedroom 1	4.24m (13'11") plus wardrobes x 3.60m (11'10")
En-suite	
Bedroom 2	4.88m (16') x 2.68m (8'10")
Bedroom 3	3.09m (10'2") x 2.58m (8'6") to wardrobe front
Bedroom 4	3.09m (10'2") x 2.58m (8'5")
Bathroom	2.14m (7') x 2.05m (6'9")



Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band: E	Tenure: Freehold

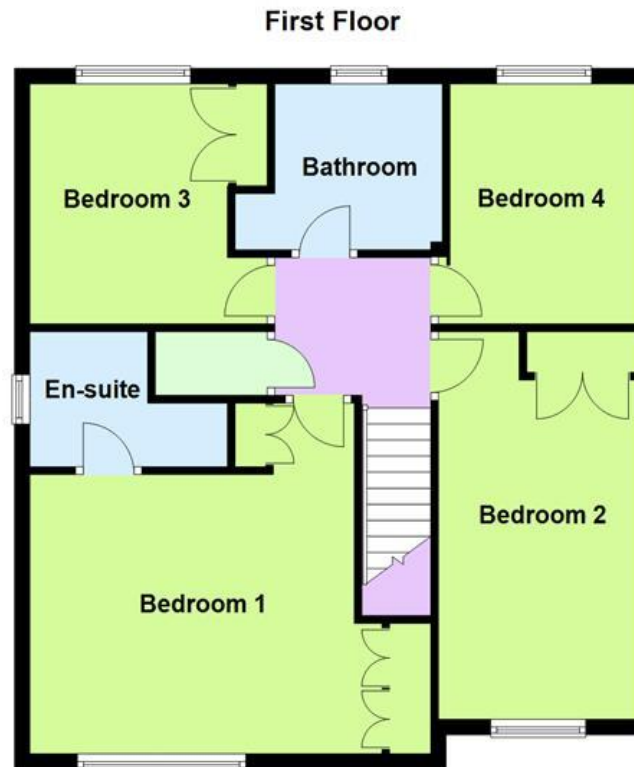
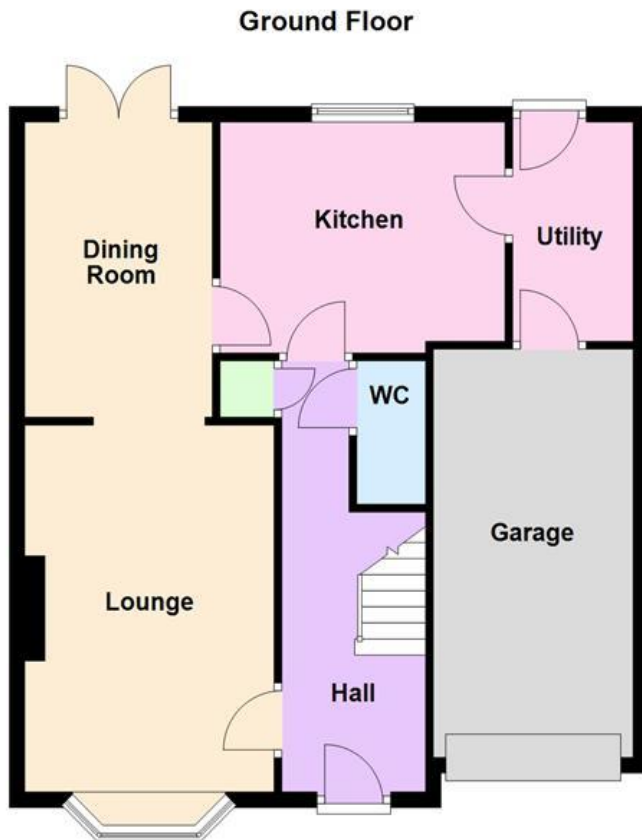
Agent's Note

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:

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		84
(69-80) C	72	
(55-68) D		
(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

