



44 Hallcroft Way, Aldridge
Walsall, WS9 8UL

£350,000

Aldridge

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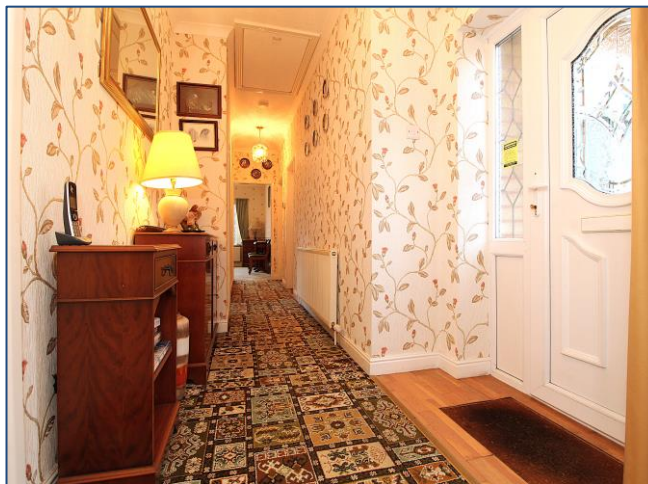


Set within easy reach of the centre of Aldridge with its excellent amenities, this superb semi-detached bungalow boasts very well-presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway, light and spacious living room with feature fireplace and patio door to the rear and well-appointed kitchen which has a range of fitted units, integrated double oven, gas hob, fridge-freezer and washing machine having door to the side elevation.

Completing the accommodation, there are three double bedrooms (one of which has ensuite shower facilities) and the family shower room with suite comprising WC, wash basin and shower cubicle with mains shower fitment.

Externally, the low maintenance rear garden features artificial lawn with a block paved patio area and access to a versatile workshop / hobby room with power and lighting supplied and there is driveway parking to the front of the property.





Property Specification

**SUPERB SEMI-DETACHED BUNGALOW
WITHIN EASY REACH OF THE CENTRE OF ALDRIDGE
VERY WELL PRESENTED ACCOMMODATION
SPACIOUS LIVING ROOM
WELL-APPOINTED KITCHEN**

Hall

Lounge

4.82m (15'10") x 3.37m (11'1")

Kitchen

4.12m (13'6") x 2.06m (6'9")

Bedroom 1

3.95m (13') x 3.37m (11'1")

Bedroom 2

3.88m (12'9") x 3.18m (10'5")

Bedroom 3

3.63m (11'11") x 3.00m (9'10")

En-suite

3.00m (9'10") x 1.07m (3'6")

Shower Room

2.90m (9'6") x 2.40m (7'10")

Workshop / Hobby Room

4.76m (15'7") x 2.46m (8'1")

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: 21st December 2024

Viewer's Note:

Services connected: All Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

