



219 Westgate, Aldridge,  
Walsall, WS9 8BS

Offers in the Region Of £200,000



# Aldridge

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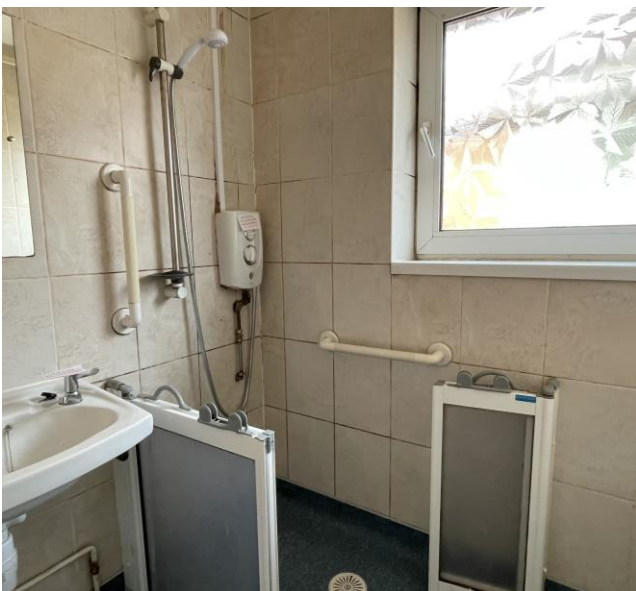
This traditional style semi detached is brought to the market offering no upward chain and offers excellent opportunity for modernisation and improvement.

The property briefly comprises three bedrooms, lounge, kitchen, wet room and separate WC.

The property further benefits from a good size rear garden and driveway providing off road parking to the occupier.

Call us now to book your viewing.





## Property Specification

Lounge -	18' 5" x 11' 0" (5.61m x 3.35m)
Kitchen Diner -	18' 5" max x 12' 0" max (5.61m max x 3.67m max)
Bedroom One -	12' 0" max x 9' 1" max (3.66m max x 2.77m max)
Bedroom Two -	13' 0" max x 9' 8" max (3.97m max x 2.95m max)
Bedroom Three -	8' 5" x 6' 11" (2.56m x 2.11m)
Wet Room -	6' 1" x 4' 9" (1.86m x 1.45m)
Separate WC	

### 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 January 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

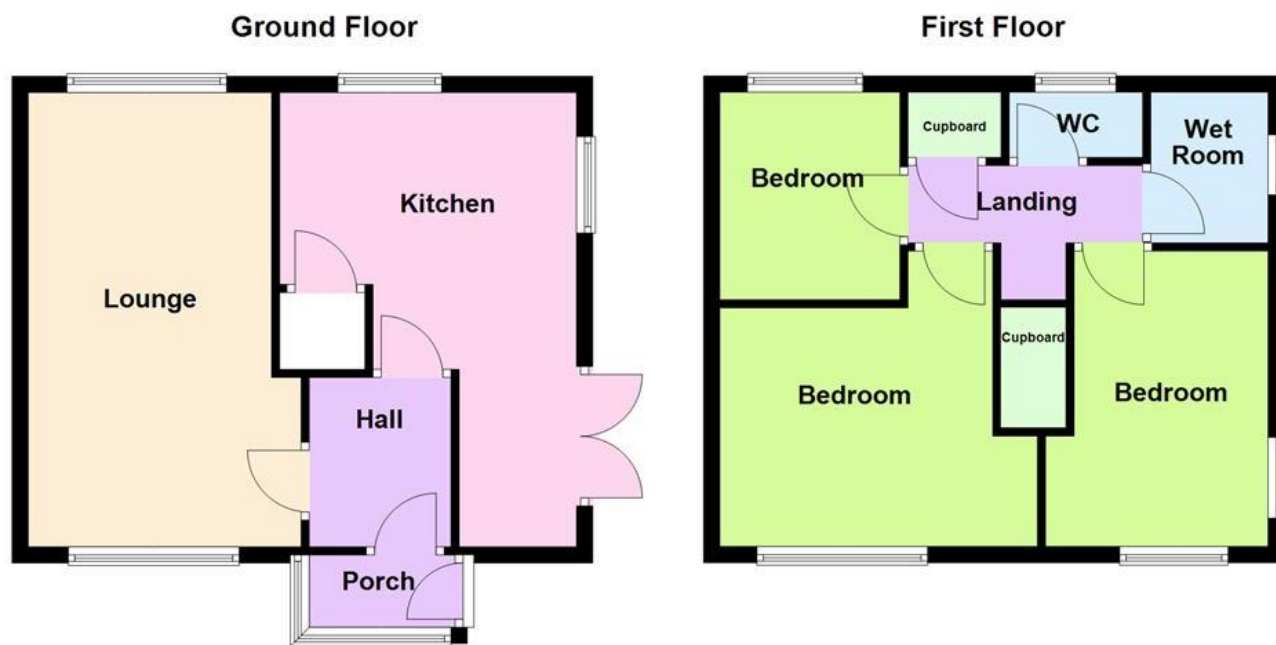
Council tax band: B

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>		85
(69-80)	<b>C</b>	69	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

