



98 Walsall Wood Road, Aldridge,  
Walsall, WS9 8RA

Offers in the Region Of £415,000

# Aldridge

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Set in a sought-after residential location, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and transport links nearby, this impressive, detached property offers well-proportioned and beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, spacious lounge with bay window to the front elevation and feature fireplace with gas fire inset, separate dining room, conservatory and well-appointed kitchen which has a range of fitted units, integrated fridge, freezer, oven and gas hob, plumbing for a washing machine and dishwasher and door to the rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and shower facilities and there are three further excellent bedrooms and the family bathroom with suite comprising WC, wash basin and bath.

Externally, the neatly maintained rear garden features lawn and paved areas with a selection of shrubs and bushes and there is a generous block paved driveway to the front of the property with access to the garage.





## Property Specification

### Hall

Lounge - 5.12m (16'10") into bay x 3.50m (11'6")

Dining Room - 3.50m (11'6") x 2.62m (8'7")

Conservatory - 3.17m (10'5") max x 2.47m (8'1") max

Kitchen - 4.25m (13'11") x 2.55m (8'4")

### WC

Garage - 5.12m (16'10") x 2.35m (7'9")

Bedroom 1 - 3.58m (11'9") plus shower  
x 3.55m (11'8")

Bedroom 2 - 3.35m (11') plus recess  
x 3.31m (10'10") into wardrobes

Bedroom 3 - 2.70m (8'10") x 2.63m (8'8")

Bedroom 4 - 2.90m (9'6") x 2.14m (7')

Bathroom - 2.30m (7'6") x 1.68m (5'6")

### 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: 24th January 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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>		<b>83</b>
(69-80)	<b>C</b>	<b>71</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			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

