

3 High Ridge, Aldridge Walsall, WS9 0DS

Offers in the Region Of £215,000

## Aldridge

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Set within easy reach of schools and amenities, this superb, mid-terraced house offers well-presented accommodation, ideally suited to a first-time buyer or young family alike, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy living room and open-plan kitchen / diner which features a range of fitted units, integrated fridge, freezer oven and hob with extractor over and having patio door leading into the conservatory which overlooks the rear garden.

To the first floor there are three bedrooms - two generous double bedrooms and a good sized single - and the bathroom with suite comprising WC, wash basin and bath.

Externally, the good-sized rear garden is laid mainly to lawn with a paved patio area and there is a further lawned fore garden.





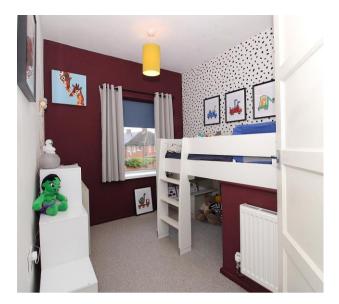
















#### Agent's Note:

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: 5th February 2025

# **Property Specification**

Hall

Lounge - 3.95m (12'11") x 3.67m (12'1")

Kitchen/Diner - 5.32m (17'6") max

x 2.98m (9'9")

Conservatory - 2.94m (9'8") max x 2.00m

(6'7") max

Bedroom 1 - 3.67m (12'1") x 3.37m (11'1")

Bedroom 2 - 3.90m (12'10") x 2.98m (9'9")

Bedroom 3 - 2.80m (9'2") x 2.35m (7'9")

Bathroom - 2.42m (7'11") x 1.66m (5'5")

#### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

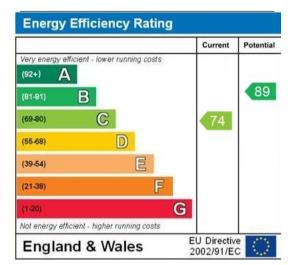
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

# **Ground Floor** Conservatory Kitchen / Diner Lounge Hall Porch



## Energy Efficiency Rating



## **Map Location**











