



Walmer Meadow, Aldridge  
Walsall, WS9 8QQ

Offers in Excess of £275,000



# Aldridge

## Offers in Excess of £275,000

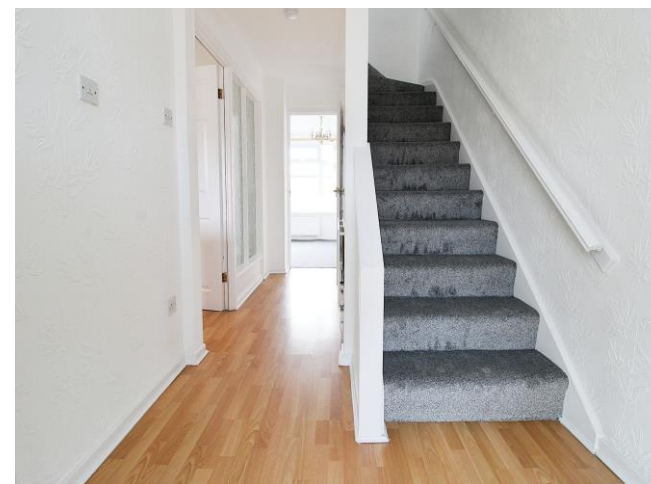
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Set within easy reach of the centre of Aldridge with its excellent amenities and with access to well-regarded schools nearby, this superb semi-detached house is offered for sale with no onward chain, providing neatly presented accommodation with an internal viewing highly recommended 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 with large window to the rear elevation and well-appointed kitchen / diner which features a range of fitted units, integrated fridge, gas cooker point, plumbing for a washing machine, space for a table and door to the side elevation.

To the first floor there are three bedrooms - two doubles and a single - and the bathroom with suite comprising WC, wash basin and bath with shower mixer tap fitment.

Externally, the neatly maintained rear garden is laid mainly to lawn and there is driveway parking to the front of the property with access to the carport and detached garage beyond.





## Property Specification

NEATLY PRESENTED SEMI-DETACHED HOUSE  
POPULAR LOCATION WITH SCHOOLS AND AMENITIES  
NEARBY  
LIGHT AND AIRY LIVING ROOM  
WELL-APPOINTED KITCHEN / DINER  
THREE BEDROOMS AND BATHROOM

### Hall

### Lounge

4.88m (16') x 2.74m (9')

### Kitchen / Diner

4.60m (15'1") max x 2.73m (8'11")

### Garage

6.07m (19'11") x 2.41m (7'11")

### Landing

### Bedroom 1

3.95m (12'11") x 2.99m (9'10")

### Bedroom 2

3.40m (11'2") x 2.99m (9'10")

### Bedroom 3

2.94m (9'8") x 1.85m (6'1")

### Bathroom

2.50m (8'2") x 1.80m (5'11")

### 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: 6th February 2025

### Viewer's Note:

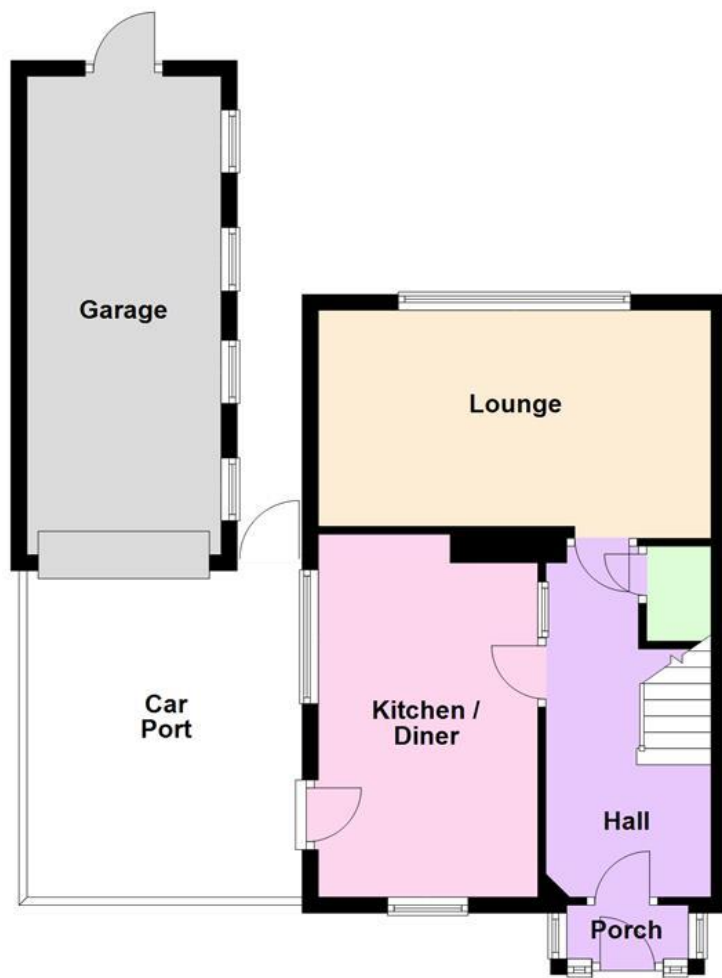
Services connected: Gas, Electricity, Water & Drainage  
Council tax band: C  
Tenure: Freehold



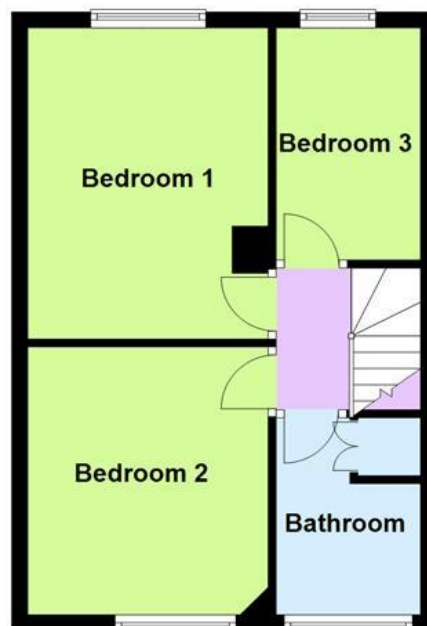
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map Location

