



3 Lea View, Aldridge,
Walsall, WS9 0EW

Offers in the Region Of £285,000

Aldridge

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Set in a quiet Cul-de-Sac location, this neatly presented, semi-detached house is ideally situated for access to local schools, amenities and transport links and an internal viewing is recommended to fully appreciate all it has to offer.

Offered for sale with no onward chain, internal inspection reveals a welcoming hallway with stairs to first floor, light and airy lounge with bay window to the front elevation, separate dining room with patio door leading into the rear garden and well-appointed kitchen which has a range of wall / base units, gas cooker point access to under-stairs storage cupboard and door leading into the useful utility room which has plumbing for a washing machine, access to garage and door to rear garden.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - bathroom with wash basin and bath with shower fitment and there is a separate WC accessed via the landing.

Externally, the good sized rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge - 4.58m (15') into bay x 3.65m (12')

Dining Room - 3.65m (12') x 3.36m (11')

Kitchen - 2.58m (8'6") x 2.42m (7'11")

Utility - 3.00m (9'10") x 2.94m (9'8")

WC

Bedroom 1 - 4.77m (15'8") into bay x 3.36m (11')

Bedroom 2 - 3.65m (12') x 3.36m (11')

Bedroom 3 - 2.92m (9'7") x 2.42m (7'11")

Bathroom - 2.42m (7'11") x 1.67m (5'6")

Garage - 5.08m (16'8") x 3.00m (9'10")

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: 9th August 2024

Viewer's Note:

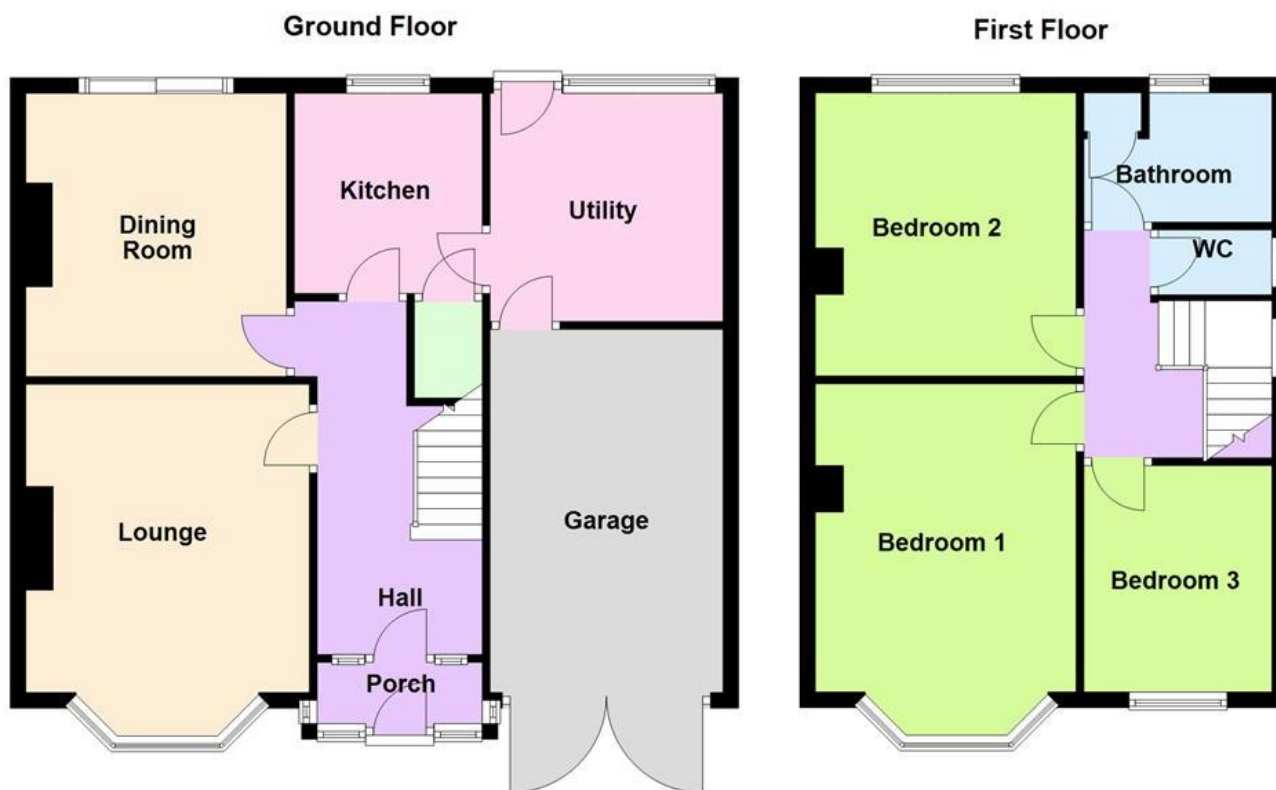
Services connected: All main services connected.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

