



4 Hatherton Place,  
Walsall, WS9 8AZ

Offers in the Region Of £240,000



# Walsall

## Offers in the Region Of £240,000



Set in a popular cul-de-sac location, within easy reach of the centre of Aldridge with its excellent amenities, this superb end-terraced property boasts beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hall with stairs to first floor, light and airy living room with large window to the front elevation, feature chimney breast and doorway through to the beautifully appointed kitchen/diner which features a range of fitted units, integrated oven and hob, wall-mounted central heating boiler, space for a table and door leading into the conservatory/utility which has plumbing for a washing machine, under-floor heating and door leading into the rear garden.

To the first floor there are two excellent double bedrooms (the larger of which features fitted wardrobes) and the superb bathroom with white suite comprising WC, wash basin with vanity unit and bath with shower fitment.

Externally, the rear garden is laid mainly to lawn with a paved patio area and timber-built garden shed and there is a block paved driveway to the front of the property.







## Property Specification

### Hall

Lounge - 3.84m (12'7") max  
x 3.65m (12')

Kitchen/Diner - 4.90m (16'1") x 2.70m  
(8'10") max

Conservatory - 4.40m (14'5") max  
x 2.80m (9'2") max

Bedroom 1 - 4.90m (16'1") max into  
wardrobes x 3.10m (10'2") max

Bedroom 2 - 3.29m (10'10") x 2.94m (9'8")

Bathroom - 2.30m (7'7") 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: 11th February 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

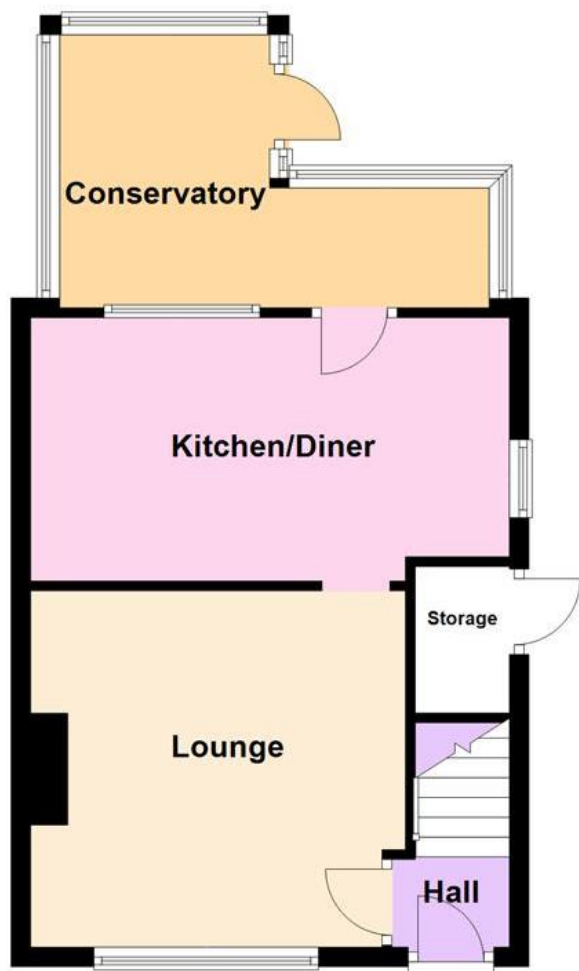
Council tax band: B

Tenure: Freehold

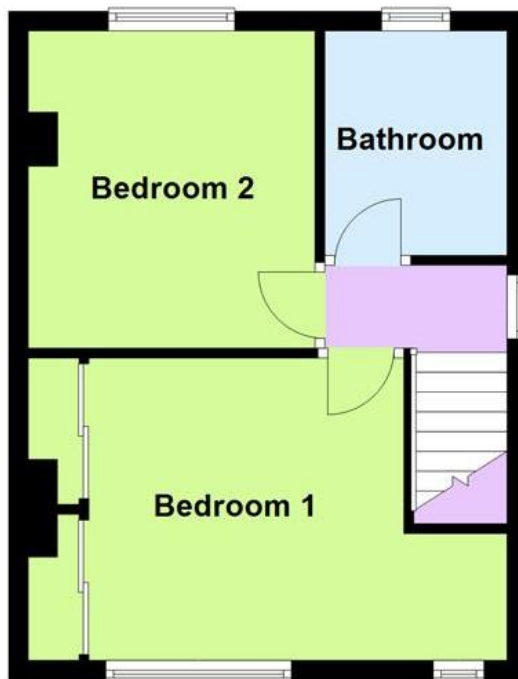
# Floor Plan

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


## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</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

