



34 The Glades, Aldridge,  
Walsall, WS9 8RN

**£475,000**



# Aldridge

£475,000



Set in a popular cul-de-sac location, within easy reach of the centre of Aldridge with its excellent amenities and with highly regarded schools nearby, this superb, detached house boasts well presented, extended 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, light and airy extended living room with two bow windows to the front elevation and attractive feature fireplace with gas fire inset. A doorway leads into the well-appointed kitchen/diner which features a range of fitted units, integrated oven and gas hob with extractor over, plumbing for a washing machine, door to rear garden and access to useful utility space with plumbing for a washing machine, wall mounted central heating boiler, guest WC off and access to "storage room" with a range of fitted units and access to storage garage beyond.

To the first floor there are five bedrooms (the smallest of which is currently used as a study), a "walk-in wardrobe" accessed from the landing and the tiled bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden features a selection of shrubs/bushes with lawn and patio areas and there is a further attractive fore-garden with off-road parking available.







## Property Specification

Hall

WC - 1.72m (5'8") x 0.80m (2'7")

Living Room - 5.76m (18'11") x 4.58m (15')  
(7.30m (24') max front to back)

Kitchen/Diner - 4.40m (14'5") x 2.58m (8'6")

Utility - 2.75m (9') x 2.28m (7'6")

Storage - 2.46m (8'1") x 2.28m (7'6")

Storage Garage - 2.95m (9'8") x 2.28m (7'6")

Bedroom 1 - 4.29m (14'1") max into  
wardrobes x 2.50m (8'2")

Bedroom 2 - 2.93m (9'7") max x 2.50m (8'2")

Bedroom 3 - 3.56m (11'8") plus recess  
x 2.28m (7'6")

Bedroom 4 - 2.94m (9'8") x 1.81m (5'11")

Bedroom Five/Study - 2.32m (7'7") x 2.10m  
(6'11") max

Bathroom - 1.81m (5'11") x 1.70m (5'7")

### 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: 12th February 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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

