



14 Lynmouth Close,  
Aldridge, Walsall, WS9 0JR

Offers in the Region Of £480,000



# Aldridge

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A rare opportunity has arisen to purchase this exceptional detached residence with separate single storey annex, set at the head of a sought-after Cul-de-Sac, within easy reach of the centre of Aldridge with its wealth of amenities and having access to schools and transport links nearby.

Internal viewing is essential to fully appreciate all this property has to offer, which includes a welcoming entrance hallway with stairs to first floor, access to storage cupboard and guest WC off, light and spacious living room with windows to front and rear elevations and attractive feature fireplace with gas fire inset.

Completing the ground floor there is the stunning open-plan kitchen/dining/family room which has a range of fitted units, integrated dishwasher, oven and hob with extractor over, space for a dining room and door into the useful utility room which features further fitted units, plumbing for washing and door to the side elevation.

To the first floor, bedroom one is a generous double bedroom with access to ensuite shower room, two further excellent bedrooms and stunning family bathroom with suite comprising WC, wash basin, roll-top bath and shower cubicle with mains shower over.

Externally, the beautifully maintained rear garden features lawn and decked areas and there is ample, gated driveway parking to the front of the property. The separate annex comprises a light and airy open-plan kitchen/living room, double bedroom and shower room with suite comprising WC, wash basin and shower cubicle.







## Property Specification

### MAIN HOUSE

Living Room -	7.05m (23'2") x 3.40m (11'2")
Kitchen/Dining Area -	4.80m (15'9") x 3.42m (11'3")
Sitting Area -	3.10m (10'2") x 2.71m (8'11")
Utility -	2.30m (7'7") x 1.75m (5'9")
WC -	1.13m (3' 8") x 1.75m (5' 9")
Bedroom 1 -	4.46m (14'8") x 3.40m (11'2") plus alcove
Ensuite -	2.49m (8' 2") x 2.06m (6' 9")
Bedroom 2 -	4.14m (13'7") x 3.44m (11'3")
Bedroom 3 -	3.42m (11'3") max x 3.36m (11') max
Bathroom -	2.49m (8' 2") x 2.68m (8' 10")

### ANNEX

Kitchen/Living Room -	4.61m (15'1") x 3.01m (9'11") max
Bedroom -	3.32m (10'11") max x 2.62m (8'7") max

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: E  
Tenure: Freehold

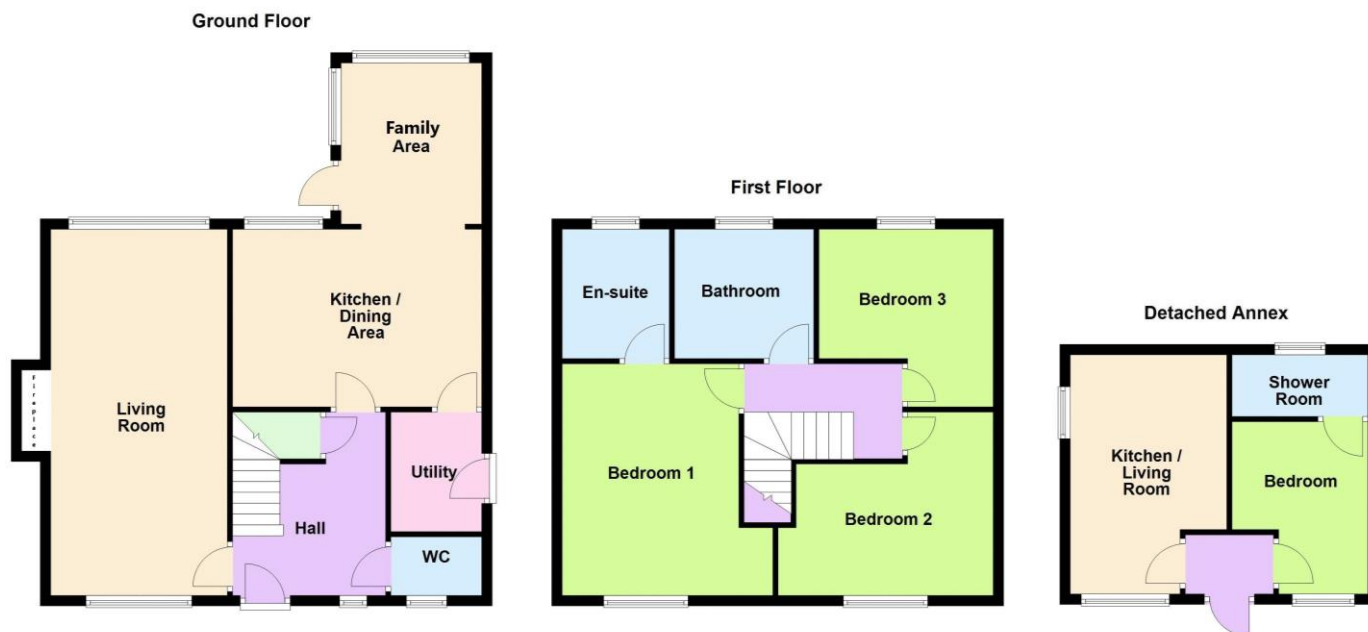
### Agent's Note:

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: 15th February 2025

# 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>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</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

