



40 Honiton Way, Aldridge,  
Walsall, WS9 0JS

Offers in the Region Of £315,000



# Aldridge

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Set in a popular cul-de-sac location, within easy reach of amenities, schools and transport links, this three-bedroom semi-detached property is offered for sale with the benefit of no onward chain and internal viewing is essential to fully appreciate all it has to offer.

The accommodation includes a porch and entrance hall with door leading into a light and airy lounge with bay window to the fore and feature fireplace with gas fire inset. Open from the lounge is a spacious dining area with access to useful under stairs storage and sliding patio door leading to the conservatory which overlooks and opens on to the rear garden.

Completing the ground floor is a well-appointed kitchen which features a range of wall and base units, integrated oven and hob and doors leading to both the rear garden and garage.

To the first floor, there are three bedrooms, two of which are doubles and benefit from built in storage, along with a shower room with suite comprising wash basin, WC and corner shower.

Externally, the rear garden has both patio and artificial lawn areas, with a selection of trees and bushes and there is driveway parking to the front with garage and gated side access.







## Property Specification

Porch

Entrance Hall

Living Room - 4.59m (15'1") x 3.65m (12')

Dining Room - 4.61m (15'1") x 3.21m (10'6")

Conservatory - 4.05m (13'3") x 2.12m (6'11")

Kitchen - 3.50m (11'6") x 2.45m (8'1")

Bedroom 1 - 3.95m (13') x 2.53m (8'3")

Bedroom 2 - 3.05m (10') x 2.53m (8'3")

Bedroom 3 - 2.98m (9'9") max x 1.96m (6'5")

Shower Room - 2.31m (7'7") max x 1.96m (6'5")

Garage - 4.30m (14'1") x 2.45m (8'1")

### 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: 25th February 2025

### Viewer's Note:

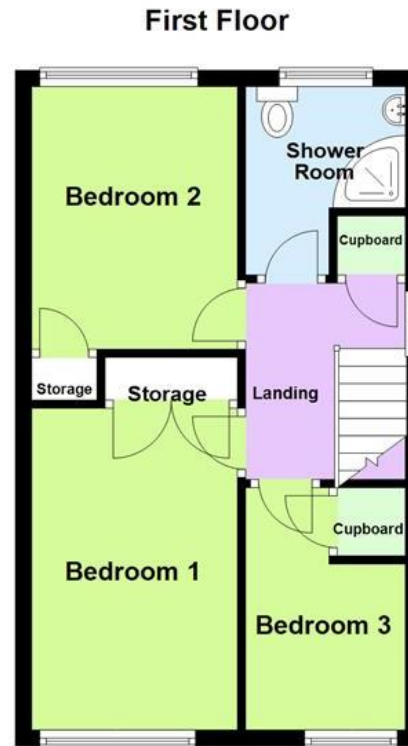
Services connected: Gas, Water, Electric & Drainage

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>	69	
(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

