



35 Edward Avenue, Aldridge,
Walsall, WS9 8AX

Offers in Excess of £355,000

Aldridge

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Set in a popular Aldridge location, within easy reach of amenities, schools and transport links, this superb, detached property boasts beautifully presented 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, built in cupboard and guest WC off, light and airy, extended dining/living room with attractive feature fireplace and French windows leading out into the rear garden.

Completing the ground floor there is the beautifully appointed breakfast kitchen which features a range of wall and base units, breakfast bar and space for a range style cooker and there is a useful utility room with further fitted units, plumbing for a washing machine and door to the secure side access.

To the first floor there are three excellent bedrooms and the bathroom with white suite comprising WC, wash basin and bath with shower mixer tap fitment.

Externally, the neatly maintained rear garden is laid mainly to artificial lawn with paved and decked areas and there is a block paved driveway to the front of the property.





Property Specification

Hall

Breakfast Kitchen - 4.27m (14') x 2.38m (7'10") max
plus 7.03m (23'1")
x 7.03m (23'1")

Dining/Living Room - 6.74m (22'1") max
x 6.14m (20'2") max

Utility - 2.42m (7'11") x 2.28m (7'6")

WC

Bedroom 1 - 3.45m (11'4") x 3.38m (11'1")

Bedroom 3 - 3.34m (10'11") max
x 2.42m (7'11") max

Bedroom 2 - 3.20m (10'6") x 2.46m (8'1")

Bathroom - 2.56m (8'5") max x 2.43m
(8') max

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:

Viewer's Note:

Services connected: Gas, Electricity, Water & 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC

Map Location

