



224 Walsall Wood Road, Aldridge,
Walsall, WS9 8HB

£250,000

Aldridge

£250,000



For sale is a charming semi-detached house, an ideal property for first-time buyers or families looking to make their mark on a home. The property does require some modernising, offering a fantastic opportunity to tailor the space to your own taste and requirements.

The property boasts three bedrooms, two of which are spacious doubles, and a smaller single room, perfect for a child's bedroom or a home office. There is also a practical shower room with a built-in storage cupboard, a wonderful addition to help keep the room clutter-free.

At the heart of the home, you'll find the kitchen/breakfast room. The kitchen comes equipped with a range of fitted units, an integrated double oven/hob, and plumbing for both a dishwasher and washing machine.

The property also benefits from a generous open-plan lounge/dining room with a large window to the front, flooding the room with natural light. Furthermore, the reception room gives access to a sun room at the rear, a delightful space for relaxation or entertaining guests. One of the features of this property is the guest WC situated off the hallway, a convenient addition for visitors.

Outside, the property features a neatly maintained garden, off-road parking, and a detached garage, providing extra storage or workspace.

Located close to public transport links, local amenities, and nearby schools, the location is both convenient and family-friendly. The property is also offered with no onward chain, helping facilitate a straightforward move.





Property Specification

Porch

Hall - 4.27m (14') x 2.04m (6'8")

Lounge Area - 3.66m (12') x 3.52m (11'6")

Dining Area - 3.56m (11'8") x 3.52m (11'6")

Breakfast Kitchen - 4.33m (14'2") plus recess x 2.04m (6'8")

WC - 1.41m (4'8") x 0.84m (2'9")

Sunroom - 3.52m (11'6") x 2.98m (9'9")

Bedroom 1 - 3.66m (12') x 3.52m (11'6")

Bedroom 2 - 3.56m (11'8") x 3.52m (11'6") into wardrobes

Bedroom 3 - 2.46m (8'1") x 2.04m (6'8")

Shower Room - 3.31m (10'10") x 2.04m (6'8")

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: 4th April 2025

Viewer's Note:

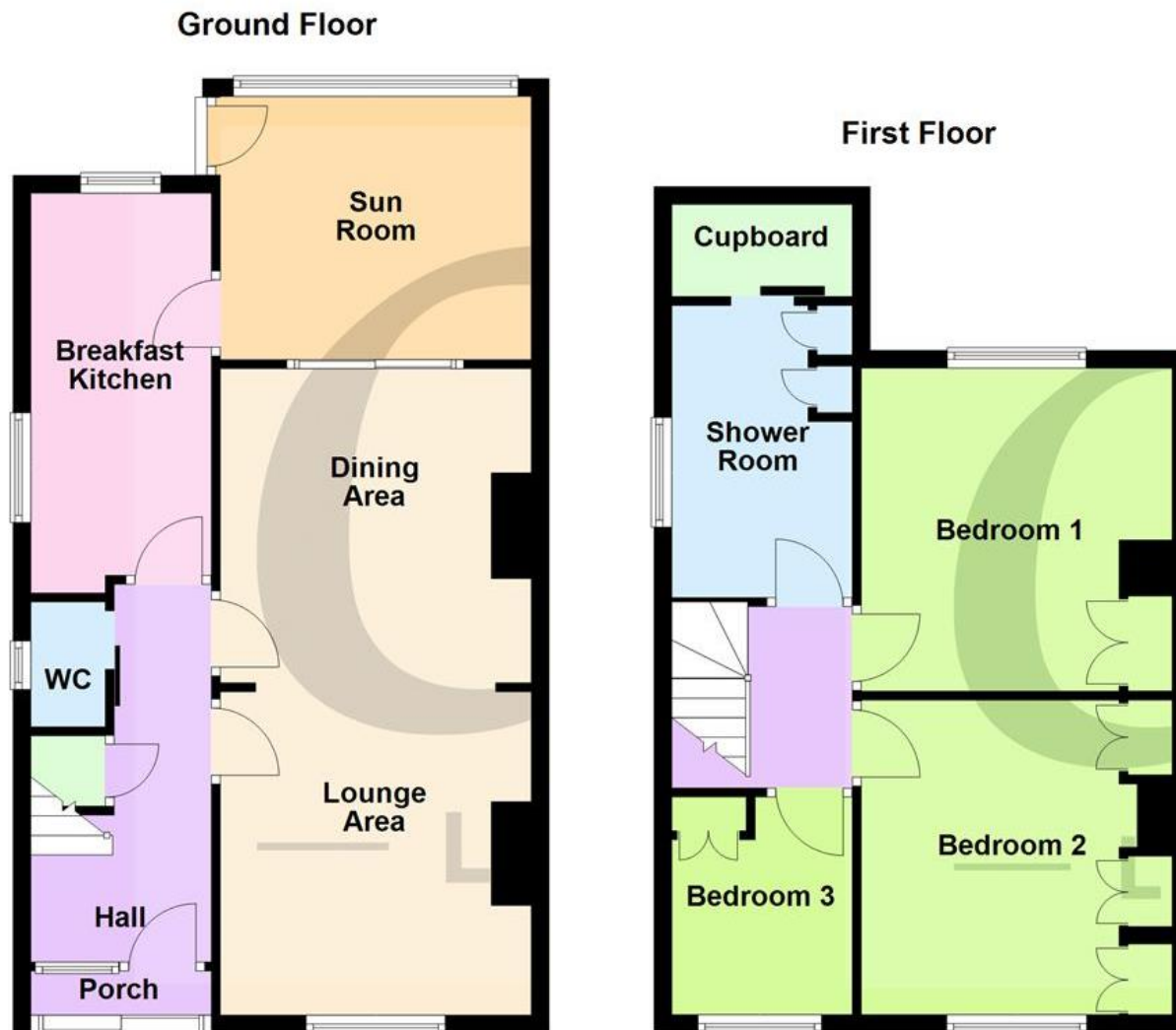
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

