



11 Branchal Road, Aldridge,
Walsall, WS9 8SH

Offers in the Region Of £250,000

Aldridge

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For sale is this neatly preseted, mid-terraced house, offered for sale with no onward chain, perfect for first-time buyers or families alike. This property offers a warm welcome with its desirable location, nearby schools, local amenities, and green spaces, making it an ideal place to call home.

The house boasts three bedrooms, one reception room, and one bathroom. The first bedroom is a spacious double room with fitted wardrobes, offering ample clothing storage. The second bedroom is also a generous double, ideal for family members or guests. The third bedroom, a good-sized single, could be utilised as a home office or children's room. The bathroom offers a pristine white suite, providing a sleek and modern feel.

The kitchen comes with a range of fitted units, an integrated oven and hob, and access to a useful utility room. It also features a built-in storage cupboard, offering additional space to keep your home clutter-free.

The open-plan reception room is a real highlight of this property. It features large windows, flooding the space with natural light, and offers a stunning garden view. As a unique feature, the reception room provides direct access to a garden, creating a seamless indoor-outdoor living experience.

The attractive rear garden has access to a useful storage room/potential hobby room.

This property is a must-see for those looking for a house that provides comfort, functionality, and a wonderful community environment. With its unique features and ideal location, this terraced house could be the perfect home for you. Make sure you don't miss out on this great opportunity.





Property Specification

Hall

Living Room - 6.74m (22'1") max x 3.89m (12'9") max

Dining Area/Sunroom -
3.02m (9'11") x 2.92m (9'7") max

Kitchen - 3.10m (10'2") max x 2.98m (9'9") max

Utility - 2.06m (6'9") x 1.40m (4'7")

Bedroom 1 - 3.95m (12'11") x 3.35m (11')

Bedroom 2 - 3.35m (11') x 2.66m (8'9")

Bedroom 3 - 2.70m (8'10") x 2.40m (7'10")

Bathroom - 1.67m (5'6") x 2.40m (7'10")

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, Electricity, Water & Drainage

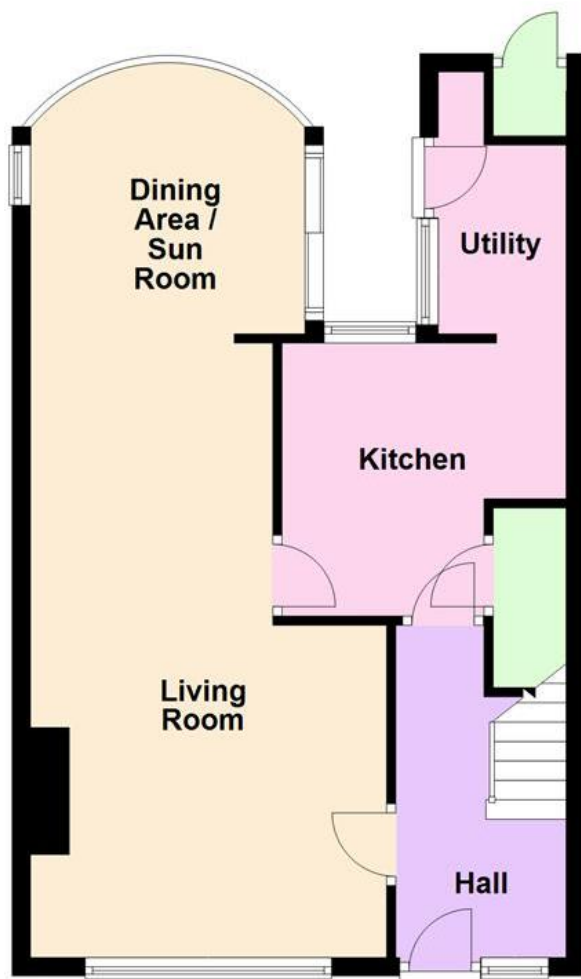
Council tax band: C

Tenure: Freehold

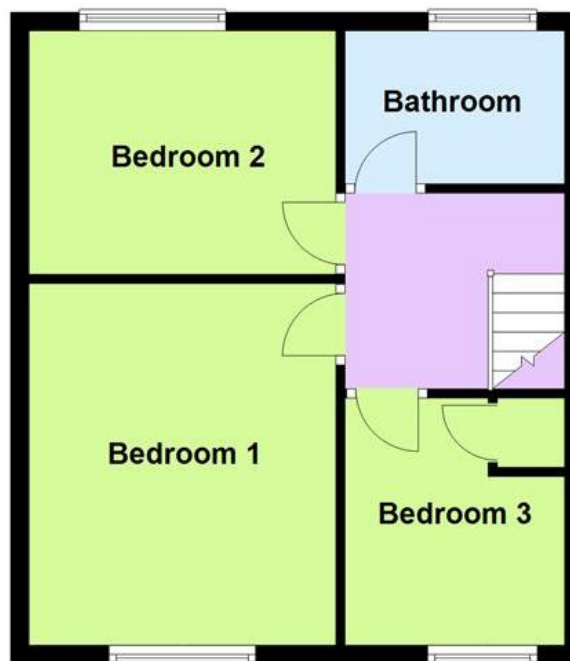
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

