



14 Fotherley Brook Road, Aldridge,
Walsall, WS9 0PD

Offers in the Region Of £375,000

Aldridge

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We are delighted to present this semi-detached house for sale, located in a highly sought-after location. Although in need of some modernisation, this property offers a wealth of potential for any prospective homeowner or investor.

The property boasts a spacious layout with the ground floor comprising a dual-aspect, open-plan lounge/dining room, abundant with natural light from the bow window to the front and complete with access to the garden, providing a wonderful space for relaxation and entertaining.

The kitchen is equipped with fitted units and plumbing for a washing machine. There is also space for a breakfast table, perfect for casual dining, and a practical rear lobby that provides garden access.

Upstairs, the property offers three bedrooms: two doubles and a single. Each bedroom is well-proportioned, offering ample space for furniture and personal items. The bathroom facilities include a separate WC accessed from the landing for added convenience.

One of the standout features of this property is the exterior space. It benefits from driveway parking, a single garage, and a good-sized rear garden, providing plenty of outside space for enjoyment and relaxation.

An additional advantage is that this property comes with no onward chain, making the purchasing process potentially quicker and less stressful.

Overall, this house offers an excellent opportunity for those willing to invest some time and effort into modernising it to their own taste. This could be your perfect project and ultimate dream home.





Property Specification

Hall

Lounge/Dining Room - 7.00m (23') x 3.32m (10'11")

Breakfast Kitchen - 3.90m (12'10") x 2.33m (7'8")

Rear Lobby

Garage - 4.60m (15'1") x 2.45m (8'1")

Bedroom 1 - 3.80m (12'6") x 3.32m (10'11")

Bedroom 2 - 3.32m (10'11") x 3.10m (10'2")

Bedroom 3 - 2.58m (8'5") x 2.33m (7'8")

Bathroom - 2.33m (7'8") x 2.20m (7'3")

WC

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: 9th April 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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

