



170 Redhouse Lane, Aldridge,  
Walsall, WS9 0DB

Offers in Excess of £425,000



# Aldridge

## Offers in Excess of £425,000

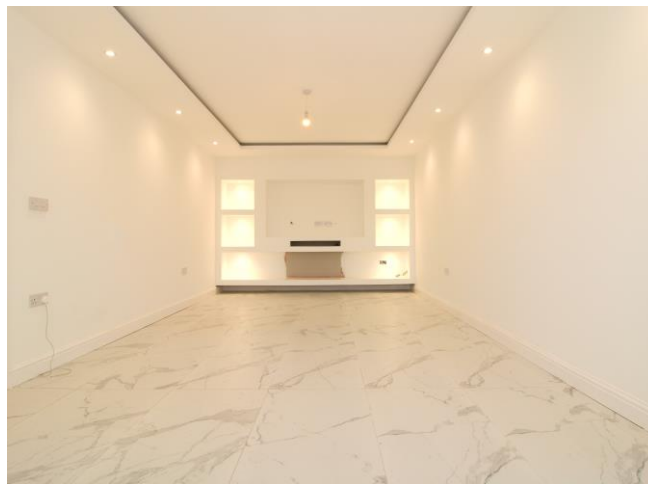
5  2  1 

Set within easy reach of amenities, schools and transport links, this fabulous semi-detached house has been comprehensively extended and refurbished by the current owners, boasting high quality, immaculately 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, access to guest WC and useful storage/utility area, attractive tiled flooring (a feature which is found throughout the ground floor) and door into the light and airy lounge with window to the front elevation and a "media wall" with feature lighting. Completing the ground floor is the show-piece of the accommodation - the stunning, extended kitchen/dining /family room which has a range of fitted units, integrated dishwasher, drinks coolers, microwave oven, oven and hob with stylish extractor over and is bathed in light from a large roof lantern and attractive bi-fold doors opening to the rear garden.

To the first floor there are three excellent bedrooms and a tiled shower room with suite comprising WC, wash basin and shower cubicle with mains shower fitted. To the second floor there are two further double bedrooms and the bathroom with suite comprising WC, wash basin and bath with shower mixer tap.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area, a large storage/hobby room with bifold doors and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles.





## Property Specification

Lounge -	6.38m (20'11") max into bay x 3.58m (11'9")
Kitchen/Dining/Family Room -	6.56m (21'6") x 5.25m (17'3")
Storage/Utility Area -	2.80m (9'2") x 1.60m (5'3")
WC	
Bedroom 1 -	3.57m (11'9") x 3.48m (11'5") max plus 0.21m (0'8") x 0.21m (0'8")
Bedroom 2 -	3.39m (11'2") x 2.60m (8'6")
Bedroom 3 -	3.47m (11'4") x 2.50m (8'2") plus 0.21m (0'8") x 0.21m (0'8")
Shower Room -	2.56m (8'5") max x 1.77m (5'10")
Bedroom 4 -	4.66m (15'4") x 2.76m (9'1") max
Bedroom 5 (partial restricted height) -	5.19m (17') max x 3.42m (11'2") max
Bathroom -	2.53m (8'4") x 1.60m (5'3")

### 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: 23rd January 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

