



31 Twyford Close, Aldridge
Walsall, WS9 0SN

£130,000

Aldridge

£130,000



Nestled in a quiet residential cul-de-sac, this well-presented one-bedroom ground floor property offers comfortable and low-maintenance living, ideal for downsizers, or those seeking a peaceful retreat.

The home is accessed via a welcoming porch with a side-facing double-glazed window and ceiling light, leading into a spacious lounge/diner. The lounge/diner is bright and airy, with a large double-glazed window to the front, ceiling coving, two electric storage heaters, and a built-in storage cupboard. There is a seamless flow into the fitted kitchen, which features a range of wall and base units, integrated electric hob and cooker, sink with drainer and mixer tap, and space for a washing machine and fridge freezer. A front-facing double-glazed window allows for natural light, while a cupboard houses the water tank. From the lounge, a door leads to the inner hall, which gives access to the bedroom and bathroom. The bedroom is a generous double, complete with built-in wardrobes, a rear double-glazed window, and a door opening out to a private patio area—perfect for enjoying the outdoors. Beyond lies a well-maintained communal garden space, offering a peaceful green outlook. The bathroom includes a bath with electric shower over, low flush WC, vanity wash hand basin, and tiled flooring.

Externally, the property benefits from shared communal parking, private outdoor storage, and access to attractive communal gardens.





Property Specification

GROUND FLOOR MAISONETTE IN QUIET CUL-DE-SAC
 GENEROUSLY SIZED DOUBLE BEDROOM WITH BUILT IN
 STORAGE
 BRIGHT & SPACIOUS LOUNGE/DINER
 WELL EQUIPED CONTEMPORARY KITCHEN
 MODERN BATHROOM

Entrance Porch

Lounge/Diner

17' 9" x 10' 3" (5.41m x 3.12m)

Kitchen

12' 0" x 6' 1" (3.65m x 1.85m)

Bedroom

12' 9" x 10' 0" (3.88m x 3.05m)

Bathroom

7' 3" x 6' 3" (2.21m x 1.90m)

Agent's Note:

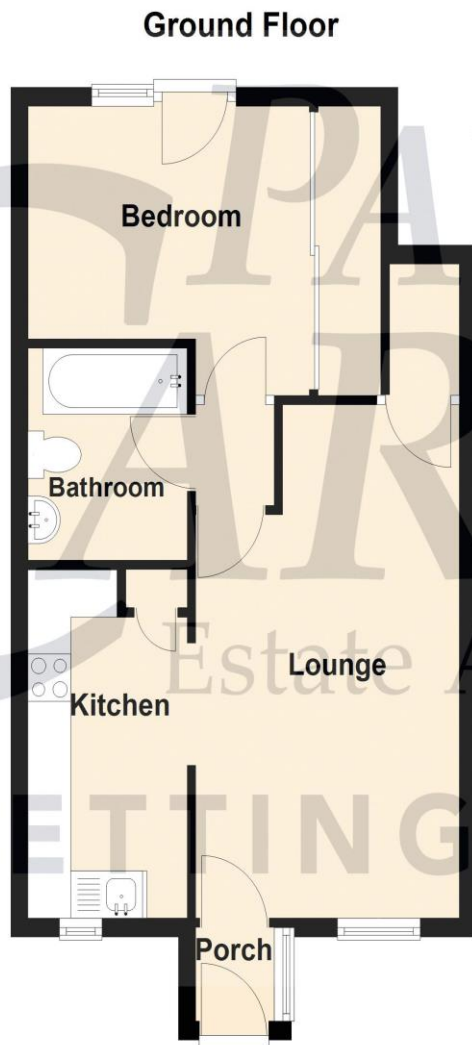
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Electric, Water & Drainage
 Council tax band: A
 Tenure: Leashold - 88 Years Remaining
 Ground Rent: N/A
 Service Charge: £74.00 per month
 Restrictions: Over 55's

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

