



Dumblederry Lane, Aldridge
Walsall, WS9 0DH

Offers in the Region Of £265,000

Aldridge

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Paul Carr Estate Agents are delighted to offer for sale this semi-detached home set in the popular location of Aldridge. The property would make an ideal first time buy or family home and must be viewed in order to be fully appreciated.

The ground floor comprises of; welcoming entrance hall with stairs to the first floor and useful storage cupboard, spacious living / dining room with feature fireplace and double doors leading into the lovely conservatory, modernised kitchen with multiple base and wall units, double oven and space for white goods and lean-to providing covered access from the front of the property to the rear garden and a door off leading into the garage.

To the first floor, there are two double bedrooms. The master bedroom benefits from a good-sized cupboard providing wardrobe space. There is a third single bedroom which also has a store cupboard. The family bathroom is inclusive of, bath with overhead shower, w/c and sink.

Externally, the mature rear garden has a patio area, lovely lawned section boarded with plants and to the back of the garden there's a shed and space for a fruit and vegetable patch. To the front of the property there is a spacious driveway and the electric roller door allows access to the garage.





Property Specification

SET IN THE POPULAR LOCATION OF ALDRIDGE
CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT
LINKS
SPACIOUS SEMI-DETACHED PROPERTY
LOVELY ENCLOSED REAR GARDEN
THREE GOOD SIZED-BEDROOMS

Living Room

5.36m (17'7") x 3.08m (10'1")

Entrance Hall

Cupboard

Kitchen

3.21m (10'6") x 2.43m (8')

Garage

5.83m (19'1") x 2.43m (8')

Porch

Lean-to

Conservatory

2.76m (9') x 2.51m (8'3")

Bedroom 1

4.21m (13'10") x 2.81m (9'3")

Bedroom 2

4.21m (13'10") x 2.81m (9'3")

Bathroom

1.97m (6'6") x 1.70m (5'7")

Bedroom 3

3.78m (12'5") x 1.77m (5'10")

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:

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

