



The Leasow, Aldridge  
Walsall, WS9 0EF

Offers in the Region Of £360,000

# Aldridge

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Presenting an immaculate semi-detached house, perfectly positioned in a sought-after location with convenient access to public transport links, reputable schools, and a variety of local amenities.

This residence has been thoughtfully maintained to the highest standards and is ideal for families seeking a comfortable and elegant home. Upon entering, the hallway features a guest WC for added convenience.

The accommodation offers two bright and spacious reception rooms. The inviting living room boasts a feature fireplace and enjoys direct access to a charming sun-room which overlooks the rear garden, while the separate dining room provides a generous space for both formal entertaining and everyday family meals, enhanced by a large bay window to the front.

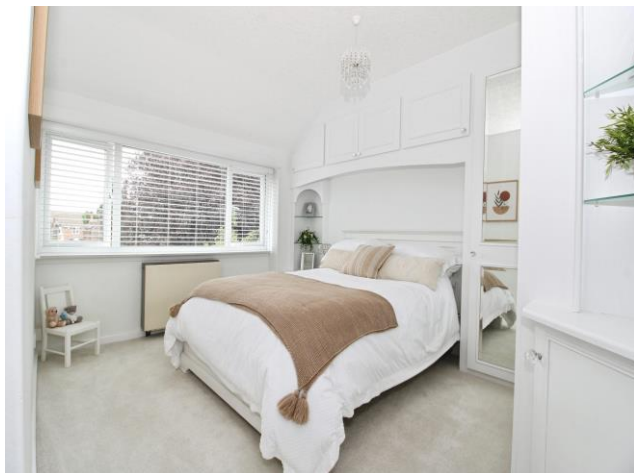
The stunning breakfast kitchen forms the heart of the home, equipped with quartz worktops, a boiling water tap, induction hob with extractor over, integrated oven, microwave, fridge freezer, and dishwasher. This well-planned kitchen also grants access to a practical utility area which has a lobby area with access to the garden.

Upstairs, you will find three bedrooms, including a master double benefitting from built-in storage and a large bay window, a second double bedroom, and a compact double bedroom. The attractive shower room comprises a walk-in shower cubicle, WC and wash basin.

Externally, this impressive property offers a neatly maintained garden, perfect for outdoor relaxation and family activities, along with driveway parking and a double garage for ample vehicle storage.

This exceptional family home presents a rare opportunity to secure an immaculate property in a highly desirable location. Arrange your viewing today to fully appreciate all that this home has to offer.





## Property Specification

### Hall

**Lounge** 4.20m (13'9") x 3.48m (11'5")

**Sun Room** 3.01m (9'11") x 2.87m (9'5")

**Dining Room** 4.76m (15'7") into bay x 3.15m (10'4")

**Breakfast Kitchen**  
3.87m (12'8") x 3.57m (11'8")

**Utility Area** 2.27m (7'5") x 2.08m (6'10")

### WC

**Garage** 4.36m (14'4") x 4.08m (13'5") min

### Landing

**Bedroom 1** 4.94m (16'2") into bay x 3.50m (11'6")

**Bedroom 2** 3.48m (11'5") x 2.95m (9'8") plus recess

**Bedroom 3** 3.24m (10'8") x 1.96m (6'5") plus recess

**Shower Room** 1.83m (6') x 1.66m (5'5")

## Viewer's Note:

|                     |                                          |
|---------------------|------------------------------------------|
| Services connected: | Electricity, water and drainage. No gas. |
| Council tax band:   | C                                        |
| Tenure:             | Freehold                                 |

## 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: 22nd August 2025**

# 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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 75        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 42                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

## Map Location

