



201 Whetstone Lane, Aldridge,
Walsall, WS9 0HH

Offers in the Region Of £375,000

Aldridge

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Ground Floor

The property opens into a dining room with two ceiling light points, a radiator, double glazed window to the front, double doors to the lounge, stairs to the first floor, and two storage cupboards—one of which houses the boiler.

The lounge offers access to the conservatory via sliding doors and features two wall lights, a ceiling light, gas fireplace, radiator, and door to the kitchen. The conservatory provides double doors to the rear garden, a ceiling light with integrated fan, and a radiator.

The kitchen includes a range of wall and base units, downlighters, a side door to the garden, space for an American-style fridge freezer, a sink with drainer and mixer tap, four-ring electric hob, breakfast area space, and radiator. The utility room is fitted with a ceiling light and plumbing for both washer and dryer.

First Floor

The landing includes a ceiling light point, loft access, and doors to all rooms.

Bedroom one overlooks the rear and features a ceiling light, radiator, and fitted wardrobes. Bedroom two faces the front and includes a ceiling light and radiator. Bedroom three, also rear-facing, has a ceiling light and radiator. An additional office/study benefits from a side-facing obscure double glazed window and ceiling light.

The bathroom comprises a bath with shower over, low flush WC, vanity wash hand basin, radiator, ceiling light, obscure front window, and an over-stair storage cupboard.

Exterior

To the front is a block-paved driveway providing access to the garage, main entrance, and a side gate.

The rear garden includes a block-paved patio leading to a lawn bordered by fencing and mature shrubbery. A slabbed area at the rear is positioned for a garden room, which is also included.





Property Specification

Lounge -	12' 1" x 15' 4" (3.68m x 4.67m)
Dining Room -	12' 5" x 12' 1" (3.78m x 3.68m)
Conservatory -	10' 7" x 9' 8" (3.22m x 2.94m)
Kitchen -	20' 5" x 7' 5" (6.22m x 2.26m)
Utility Room -	2' 8" x 7' 5" (0.81m x 2.26m)
First Floor Landing	
Bedroom One -	11' 8" x 12' 2" (3.55m x 3.71m)
Bedroom Two -	9' 1" x 12' 4" (2.77m x 3.76m)
Bedroom Three -	11' 7" x 7' 6" (3.53m x 2.28m)
Study -	4' 3" x 5' 4" (1.29m x 1.62m)
Family Bathroom -	7' 4" x 6' 6" (2.23m x 1.98m)
Garden Room -	8' 9" x 12' 2" (2.66m x 3.71m)
Garage -	14' 8" x 7' 6" (4.47m x 2.28m)

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:

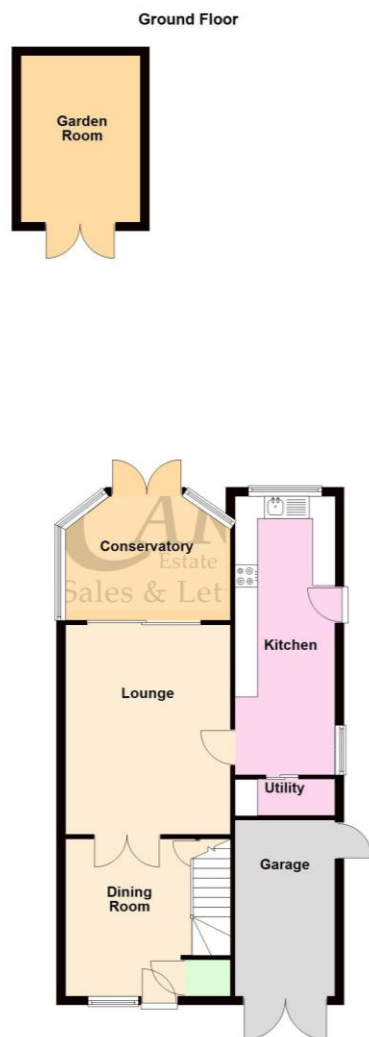
Services connected: Gas, Water, Electric & Drainage

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		82
(69-80)	C	70	
(55-68)	D		
(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

