



32 Rutland Crescent, Aldridge,
Walsall, WS9 8JW

£197,500

Aldridge

£197,500



Offered for sale with no upward chain, this exceptionally well-presented and spacious semi-detached home is set in this popular location boasting excellent accommodation.

Approached via the block paved drive way, inspection reveals the entrance hall with guest W.C. off and doors radiating to the through lounge/dining room which is a bright and spacious room with feature fire place and sliding patio doors to the rear garden. The kitchen, which has been refitted to a high standard, includes a good range of wall and base units and a built-in storage cupboard.

The first-floor boasts three well-proportioned bedrooms, the master with useful storage cupboard, whilst the bathroom has been enlarged to include both a separate shower and corner bath and there is also a guest W.C. with wash hand basin.

Outside to the rear, the landscaped rear garden, with generous decked seating area, has a lawn area beyond with pathway to rear and fencing to neighbouring boundaries.





Property Specification

Lounge Diner -	18' 3" x 11' 0" (5.56m x 3.35m)
Kitchen -	13' 7" max 5' 7" min x 12' 3" max x 8' 5" min (4.13m max x 1.69m min x 3.74m max x 2.56m min)
Master Bedroom -	9' 4" x 13' 0" (2.85m x 3.96m)
Bedroom Two -	9' 4" x 9' 2" (2.85m x 2.80m)
Bedroom Three -	8' 0" x 8' 2" (2.45m x 2.50m)
Bathroom -	8' 8" x 3' 9" (2.65m x 1.15m)



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: 13th November 2018

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: B
Tenure: Freehold

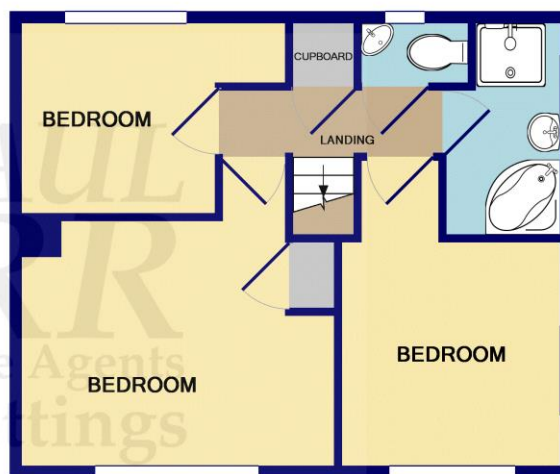
Under the terms of the Estate Agency Act 1979, Paul Carr Estate Agents disclose a personal interest in this property.

Floor Plan

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



GROUND FLOOR




1ST FLOOR

Made with Metropix ©2018

Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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

