

ACRES

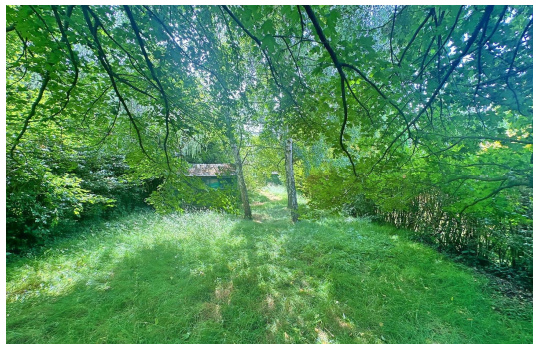
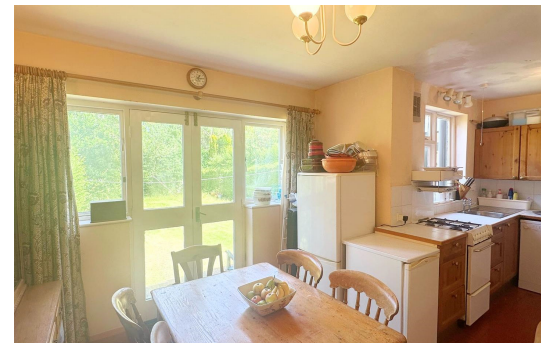
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- ◆ Semi detached family home
- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Lounge
- ◆ Separate day room/sitting room
- ◆ Kitchen with dining area
- ◆ Garage
- ◆ Large garden
- ◆ Scope for renovation or extension



15 LITTLE HARDWICK ROAD, ALDRIDGE, WALSALL, WS9 0SD - OFFERS AROUND £375,000



This spacious freehold semi detached family home is set in a popular sought after location, conveniently located close to shopping facilities together with restaurants and cafes within the delightful Streetly village. The property is also well placed for easy access to local towns and the Midlands motorway network. Offering gas central heating (where specified) the accommodation benefits from a multi vehicular driveway, reception porch, entrance hall, family lounge with separate day/sitting room, veranda, fitted breakfast kitchen with dining area and a garage. To the first floor there are three bedrooms and a family bathroom, further benefits are the lawned frontage and a delightful rear garden which allows potential for extension (subject to the necessary planning permission/building regulation). To fully appreciate the scope and potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular driveway and side lawned garden, access to the property is gained via:-

ENTRANCE PORCH: Glazed door with two double glazed windows to either side and a double glazed window to the side with useful storage cupboards.

ENTRANCE HALL: 13'07" x 6' Stained glass windows and stained glass wooden door with pantry/storage under the stairs and radiator.

LOUNGE: 13'10" x 11'04" Glazed bay window to front, coal effect feature fireplace with marble hearth and wooden surround, radiator.

DAY ROOM/SITTING ROOM: 13'04" x 10'01" Feature fireplace with tiled hearth and rustic brick surround with glazed window and access and door to veranda, radiator.

VERANDA: 9'05" x 6'09" Glazed veranda with tiled floor.

KITCHEN: 18'07" x 7'01" Glazed window and door to rear with glazed window either side. Kitchen comprises of single stainless steel sink inserted into tiled kitchen work surfaces with a range of cupboards fitted to both base and wall with space for cooker, fridge freezer and dishwasher with plumbing and space for washing machine/tumble dryer, built-in wall cupboards and space for dining table with two radiators.

STAIRS TO LANDING: Double glazed window to side.

BEDROOM ONE: 9'07" x 14'08" Glazed bay window to front with decorative cast iron fireplace and radiator.

BEDROOM TWO: 9'07" x 11'05" Glazed window to rear with cast iron decorative fireplace, built-in wardrobe and radiator.

BEDROOM THREE: 7'07" x 6'08" Glazed window to front with secondary glazing and radiator.

GARAGE: 17' x 10'10" (please check the suitability of this garage for your own vehicle) Up and over garage door.

GARDEN: Outside WC with a paved area for sitting leading to large lawned area separated into two halves, the second having a shed and made up of a number of mature shrubs and trees.

TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

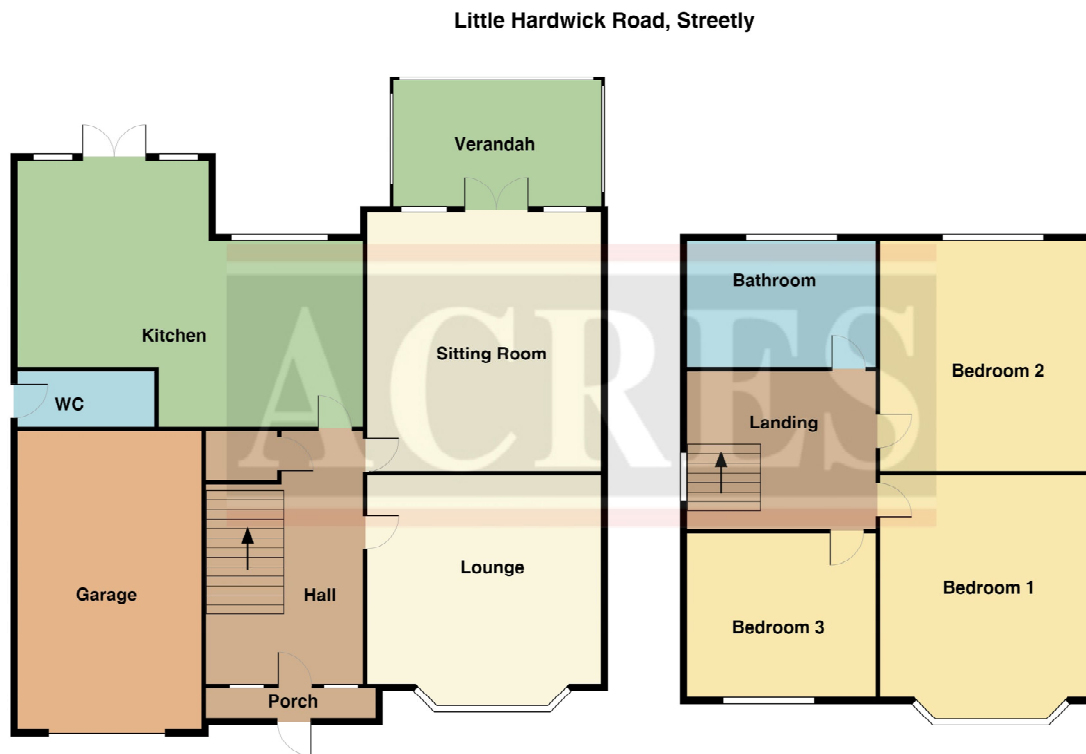
COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Chester Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.