



Norfolk Crescent
Aldridge

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home situated in a popular residential area of Aldridge.

The property briefly comprises: entrance porch, hallway, spacious open plan lounge with rear dining area, conservatory, kitchen, separate utility and WC, plus garage, landing, family bathroom and three bedrooms.

Externally there is a block paved driveway with parking for two cars plus a generous rear garden with landscaped patio area ideal for entertaining guest and extended lawn perfect for children and pets to play. The lawn area to the front of the property could be altered to accommodate an extra vehicle.

Other benefits include: UPVC double glazing and gas central heating throughout. The property is also on a water meter and has both sky and virgin media connection available.

During the occupation of the current vendor the wall have been re-plastered with new skirting and architrave fitted at the same time.

The property is situated in Aldridge with its town centre just a few minutes walk away providing a variety of amenities including supermarkets, doctors surgery, dentists, a variety of shops, bars and restaurants. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from the neighbouring Walsall town centre. Good local schooling is also available with Cooper and Jordan primary school and Aldridge secondary school.

PORCH:

UPVC construction with entrance door, windows to the front and side, further door to the hallway.

HALLWAY:

Laminate flooring, ceiling light point, radiator, useful storage cupboard (housing the meters), stairs to first floor and doors to the lounge and kitchen.

LOUNGE:

11' 2" x 11' 10" (3.41m x 3.60m)

Feature fireplace with fitted living flame effect effect fire and down-lighters, laminate flooring, TV aerial & phone/Internet sockets, ceiling light point, radiator, large window to the front and opening to the dining area.

DINING AREA:

8' 10" x 10' 4" (2.70m x 3.15m)

Laminate flooring, ceiling light point, radiator and French doors to the conservatory.

CONSERVATORY:

9' 0" x 9' 7" (2.75m x 2.91m)

Pitched poly-carbonate roof with a UPVC frame set on a brick base, ceiling light and fan, French doors to the patio area, tiled flooring with carpeted covering.

KITCHEN:

7' 10" x 10' 3" (2.40m x 3.13m)

Range of wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, updated integrated electric oven and 4 gas ring hob with extractor hood, space for a fridge-freezer and plumbing for a dishwasher, wall tiling, tiled flooring, ceiling light, window to the rear and door to the utility.

UTILITY:

7' 7" x 7' 3" (2.30m x 2.20m)

Fitted work top with space beneath for a washing machine and dryer, plus further space for extra freezer or fridge, tiled flooring, strip lighting, radiator, window and door to the rear garden, door to the guest WC.

GUEST WC:

Suite comprising: low level WC, wash hand basin, tiled flooring, light point and further door into the garage.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to the three bedrooms, the family bathroom and access to the boarded and insulated loft space via a pull down ladder and hatch.





BEDROOM ONE:

11' 0" x 10' 4" (3.35m x 3.15m)
 Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 10" x 11' 11" (3.00m x 3.62m)
 Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

7' 1" x 8' 0" (2.15m x 2.45m)
 Built in storage cupboard, carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated chrome towel rail and window to rear.



INTEGRAL GARAGE:

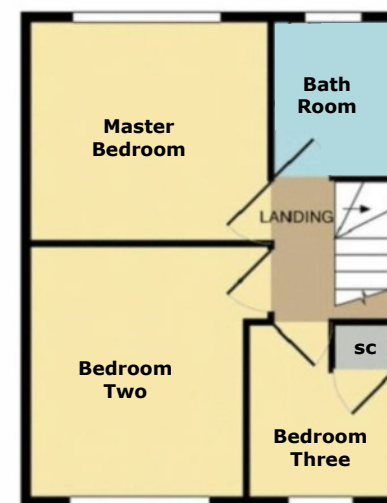
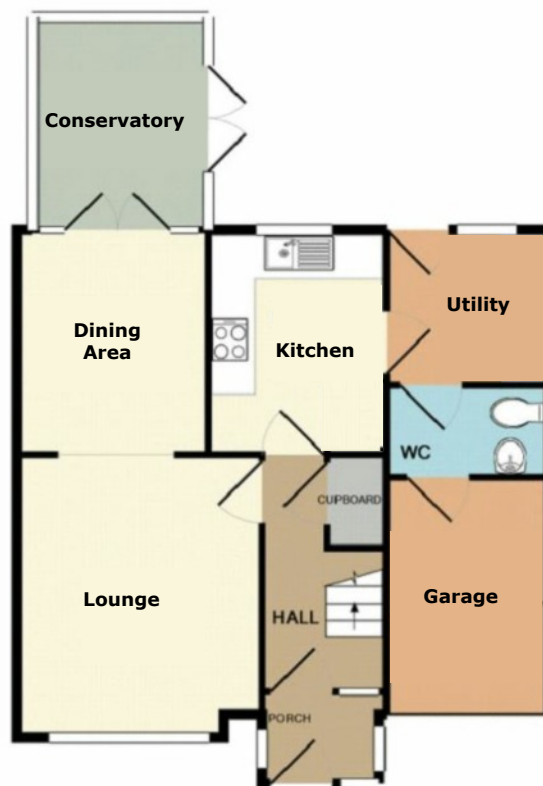
7' 7" x 10' 10" (2.30m x 3.30m)
 Split opening metal front doors, light and electric points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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