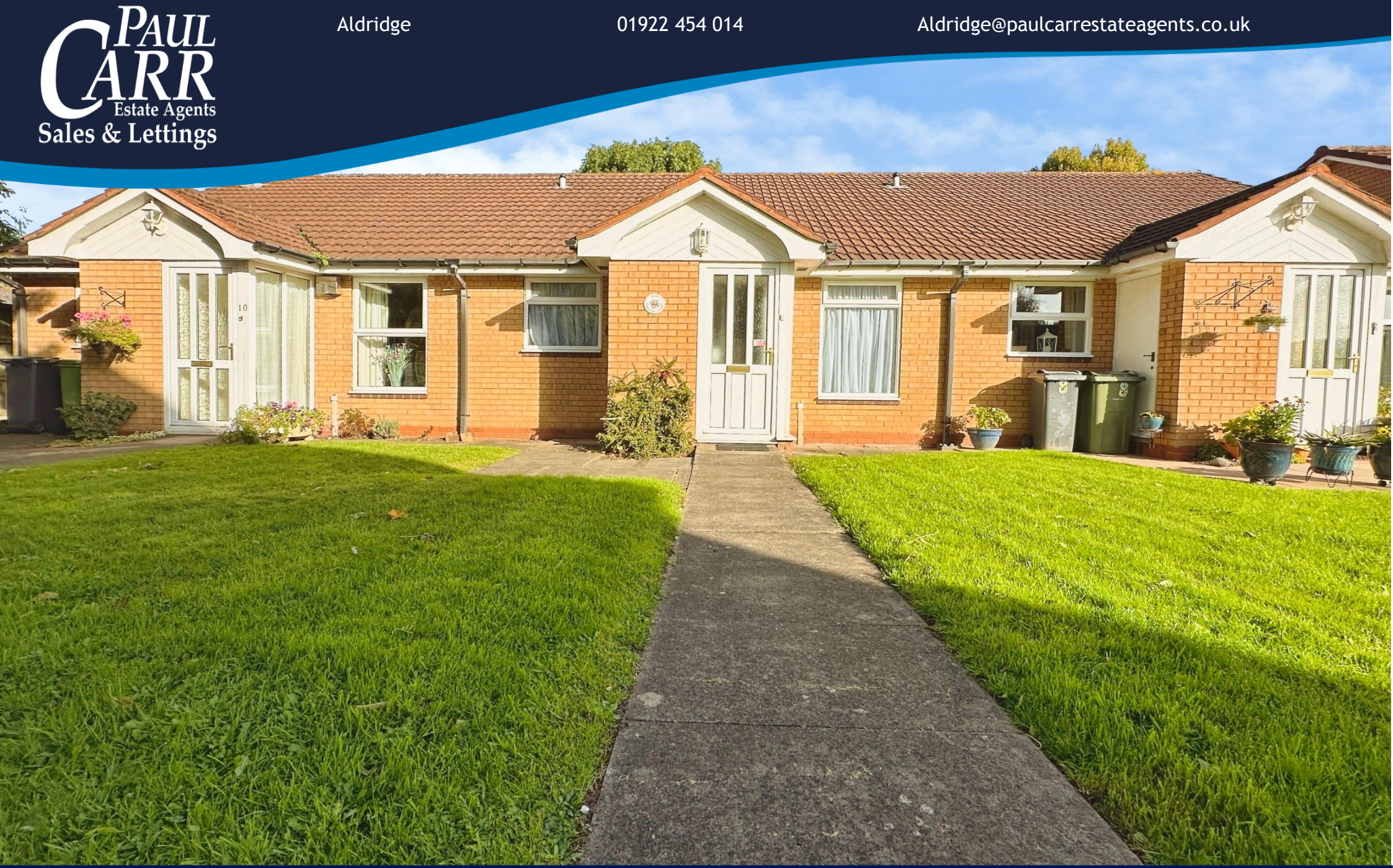
PAUL CARR Estate Agents Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



9 Twyford Close, Aldridge, Walsall, WS9 0SN

Offers in the Region Of £210,000

Interior:

The property is entered via a porch with a ceiling light point, double glazed window to the side elevation and a door leading to the lounge. The lounge features two ceiling light points, two electric storage heaters, a double glazed window to the front elevation and an electric fireplace, with doors leading to the kitchen and inner hallway. The kitchen is fitted with a range of wall and base cupboard units, a four ring electric hob, oven and sink with drainer and mixer tap, together with an electric storage heater, ceiling light point, double glazed window to the rear elevation and plumbing for a washing machine. A door provides access to the rear garden. The inner hallway has a ceiling light point, electric storage heater, loft hatch and doors leading to the remaining accommodation. Bedroom one benefits from a ceiling light point, double glazed window to the rear elevation and a cupboard housing the water tank. Bedroom two has a ceiling light point, fitted wardrobes, electric radiator and double glazed window to the front elevation. The bathroom comprises a vanity wash hand basin, WC and bath with shower over, together with a ceiling light point and extractor fan.

Outside:

The property benefits from communal parking and a brick-built storage cupboard adjoining the porch. The communal rear garden features a paved patio area leading onto an extensive lawn, complemented by mature trees, established shrubbery and boundary fencing, providing a pleasant outdoor space.

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Measurements:

Entrance Porch -	3' 2" x 3' 0"	(0.96m x 0.91m)
Lounge/Diner -	19' 1" x 9' 9"	(5.81m x 2.97m)
Kitchen -	9' 8" x 9' 3"	(2.94m x 2.82m)
Bedroom One -	11' 4" x 10' 0"	(3.45m x 3.05m)
Bedroom Two -	9' 4" x 9' 9"	(2.84m x 2.97m)
Bathroom -	6' 0" x 7' 2"	(1.83m x 2.18m)

Viewer's Notes:

Tenure: Leasehold
Years remaining - TBC
Service charge - TBC
Ground rent - TBC
Restrictions - Retirement - Over 60's

Council Tax Band: C

Connected Services: Electric, water & drainage







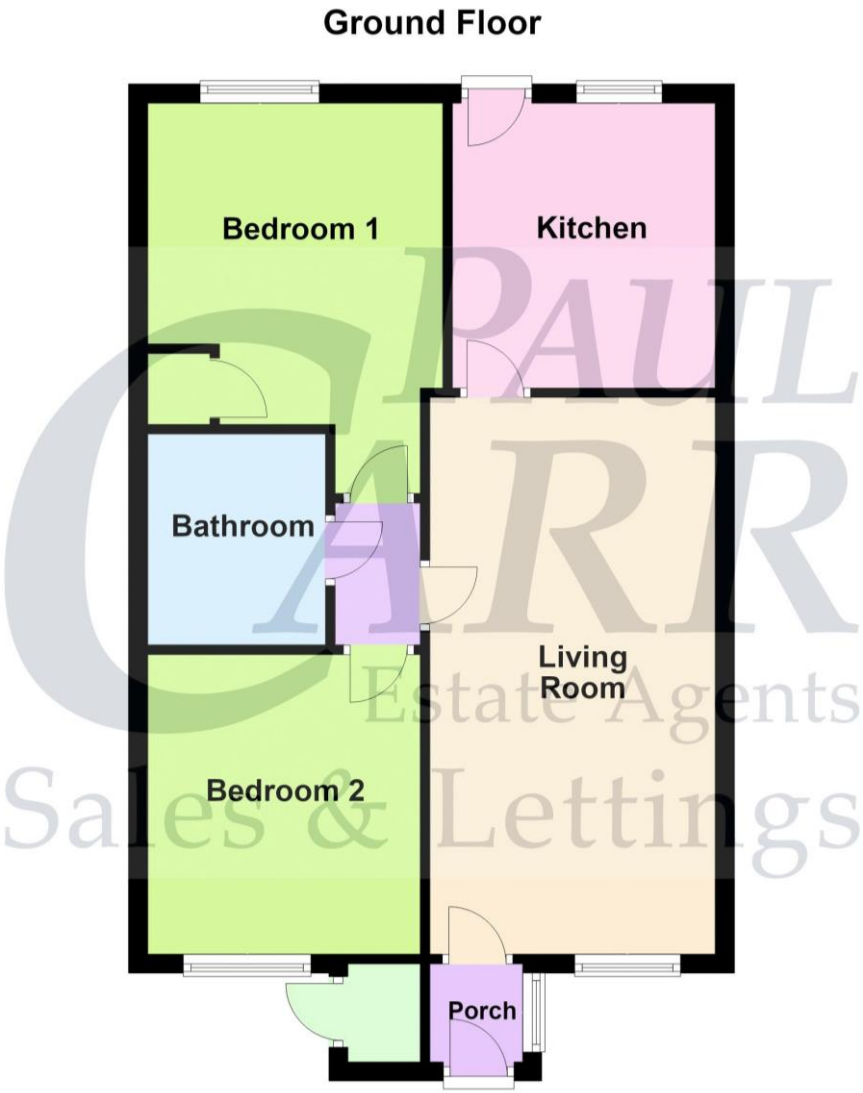



Hotpoint



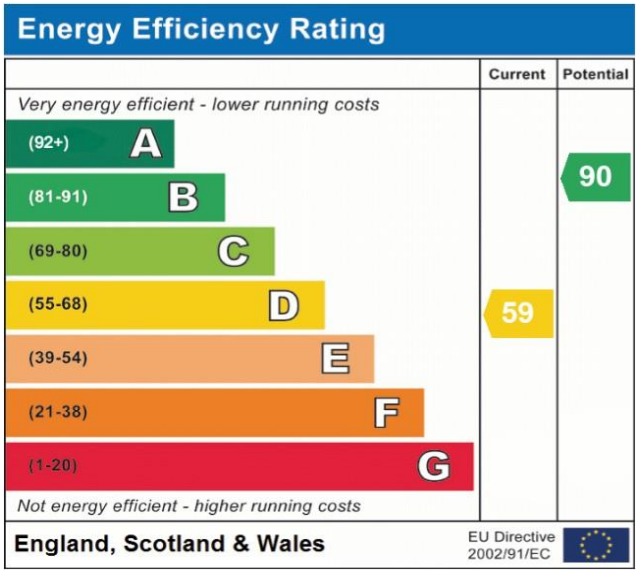
Floor Plan

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

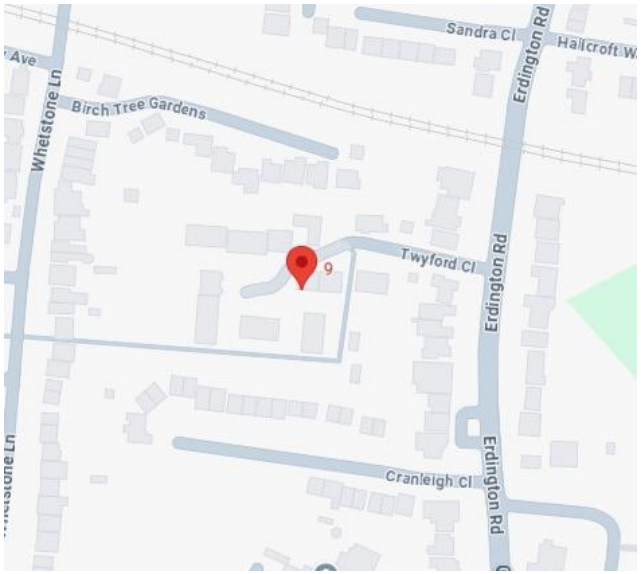


PAUL CARR Estate Agents Sales & Lettings

Energy Performance Rating



Map Location

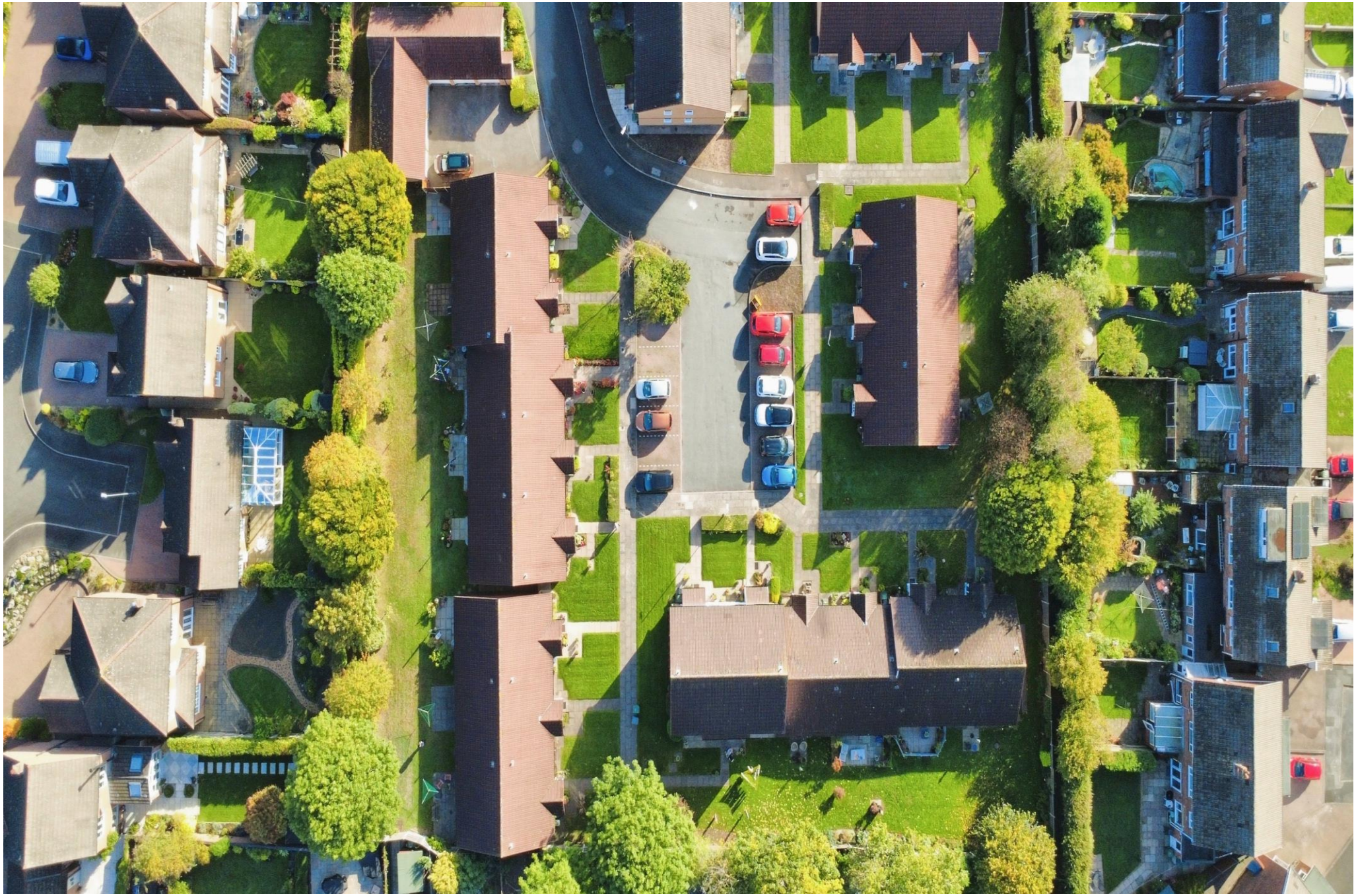












www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman