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ESTATE AGENTS

# Charlesdale Drive, Aldridge - Beautiful Family Home

£525,000

 4  2  2



An impeccably presented and consistently spacious four bedroom family home in the highly desirable and historic village of Aldridge, seamlessly blending characterful charm and modern excellence.

This beautiful detached property in Charlesdale Drive nestles tucked away along a quiet cul-de-sac, and enjoys a position within very easy access to a wide range of amenities, being less than a twenty minute drive from Lichfield's thriving city centre, Chasewater Country Park and other neighbouring areas, with plenty of surrounding countryside offering scenic walks and trails for any keen ramblers, whilst the centre of Aldridge is just a matter of minutes away, home to transport links, supermarkets and eateries.

The accommodation boasts exceptional dimensions across two floors; the ground floor home to a superb living room that naturally leads on to a generous dining room, a magnificent contemporary breakfast kitchen and conservatory, whilst to the first floor are four impressive bedrooms and the spectacular family bathroom, with the Master bedroom complete with its own substantial en-suite shower room. A floral, yet low maintenance frontage provides ample off-road parking whilst an idyllic and impeccably kept, landscaped garden sits to the rear, featuring an ornamental pond and offering high levels of privacy. A particularly large integral garage (one and a half times the size of a regular garage) provides abundance additional storage, and opens up a wealth of opportunity for conversion, subject to any necessary permissions.

Put simply, this property is the definition of a complete family home. A viewing is imperative in order to appreciate just how much is on offer.

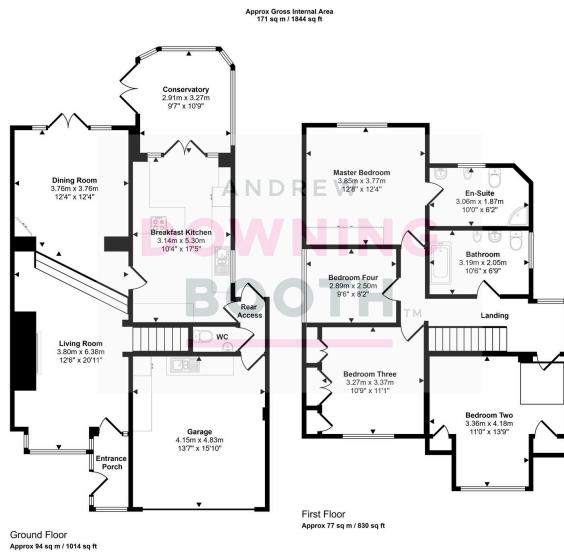
#### Entrance Porch

A side facing UPVC double glazed door sits between a range of front and side facing UPVC double glazed windows and opens to the entrance porch, with exposed brick to the walls and oak flooring.

**Living Room - 3.8m x 6.38m (12'5" x 20'11")**

A beautifully presented and very good size living room boasts plenty





- Gorgeous Four Bedroom Detached Family Home
- Desirable Location Within The Historic Village Of Aldridge
- Immaculate Presentation Across Both Floors
- Very Large Integral Garage
- EPC Rating: D
- Tucked Away Along A Peaceful Cul-De-Sac
- Excelling In Just About Every Department
- Ample Living Space, Tasteful Breakfast Kitchen & Conservatory
- Consistently Generous Room Sizes
- Council Tax Band: F



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC