CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

3 Honiton Way, Aldridge, Walsall, WS9 0JS

£345,000

- A beautifully presented & extended three bedroom semi-detached property
- Gas central heating & double glazing
- Spacious lounge
- Family bathroom
- Garage
- Entrance hall
- Contemporary breakfast kitchen
- Three bedrooms
- Study
- Ample off road parking

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

3 Honiton Way, Walsall WS9 0JS

Chariot Estates are pleased to market this beautiful three bedroom semi-detached family home set in Aldridge, being close to all the local amenities, shops, schools and bus routes. Extended accommodation, superb contemporary kitchen/diner, study, garage and an enclosed rear garden.

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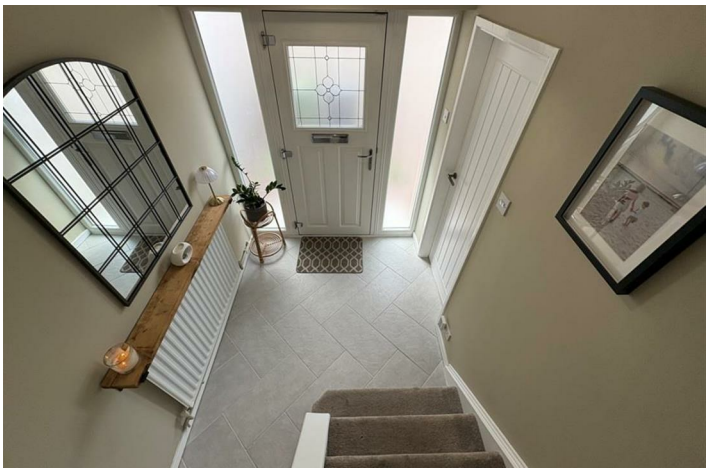
Council Tax Band: C



Chariot Estates are pleased to market this beautiful three bedroom semi-detached family home set in Aldridge, being close to all the local amenities, shops, schools and bus routes. The property briefly comprises of: Entrance hallway, gas central heating, double glazing, spacious lounge, contemporary extended kitchen diner, three bedrooms, family bathroom, garage, office space and a block paved driveway providing ample off road parking.

Being set back away from the road situated in a CUL-DE-SAC location the property is accessed via a composite door into:

ENTRANCE HALLWAY:
Having stairs off leading to the first floor accommodation, radiator and door off too:

CONTEMPORARY EXTENDED KITCHEN DINER:
18'5" x 15'10"
Kitchen area: having a shaker style kitchen with wall mounted and base units, Quartz work surfaces with inset Belfast style sink, space for double oven and extractor over, integrated dishwasher, fridge/freezer and automatic washing machine, breakfast bar, and double glazed window to the rear,

Dining/Family area, double glazed french doors leading to the rear garden, radiator and two useful storage cupboards.

LOUNGE:
15'9" x 11'7"
Having a double glazed bow window to the fore, radiator and a electric log fire.

LANDING:
Having access to the roof void having lighting and doors off to the bedrooms and family bathroom.

BEDROOM ONE
13'7" x 9'11"
Having built in wardrobes, radiator and a double glazed window to the rear.

BEDROOM TWO:
11'10" x 9'7"
Having a built in wardrobes radiator and a double glazed window to the fore.

BEDROOM THREE:
8'8" x 7'0"
Having a radiator and a double glazed window to the fore

OFFICE SPACE:
8'1" x 7'5"
Having a double glazed entrance door and double glazed window, lighting and electric, with courtesy door into the garage.

GARAGE:
16'10" x 10'7"
Having an electric roller shutter door, with lighting, power points, wall mounted combi boiler, courtesy door into office and a double glazed door to the side.

REAR GARDEN:
Having a patio area with a good sized lawn, pathway leading to a decked area, planted shrubs and all being enclosed by a fenced perimeter.

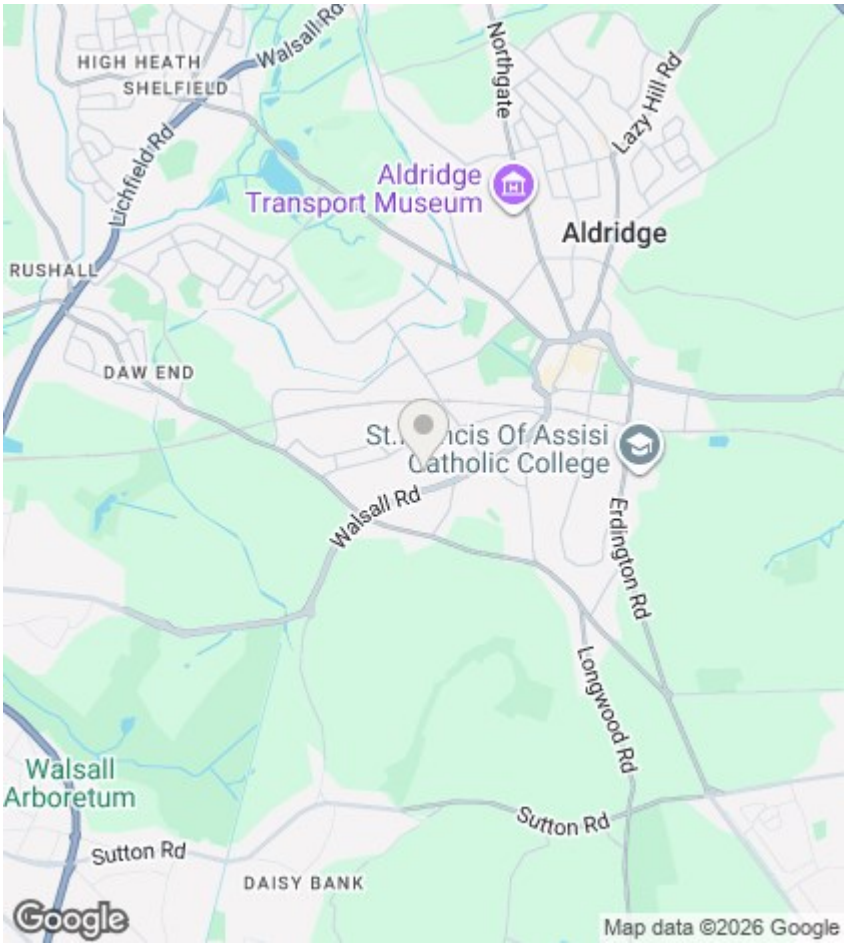
VIEWING:
Strictly via Chariot Estates on 01543 68 68 77

Due to legislation we require to carry out anti money laundering checks on all potential buyers at a cost of £29 per person.

TENURE:
To be confirmed by solicitors

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



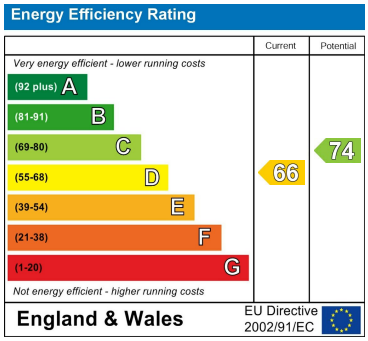
Directions

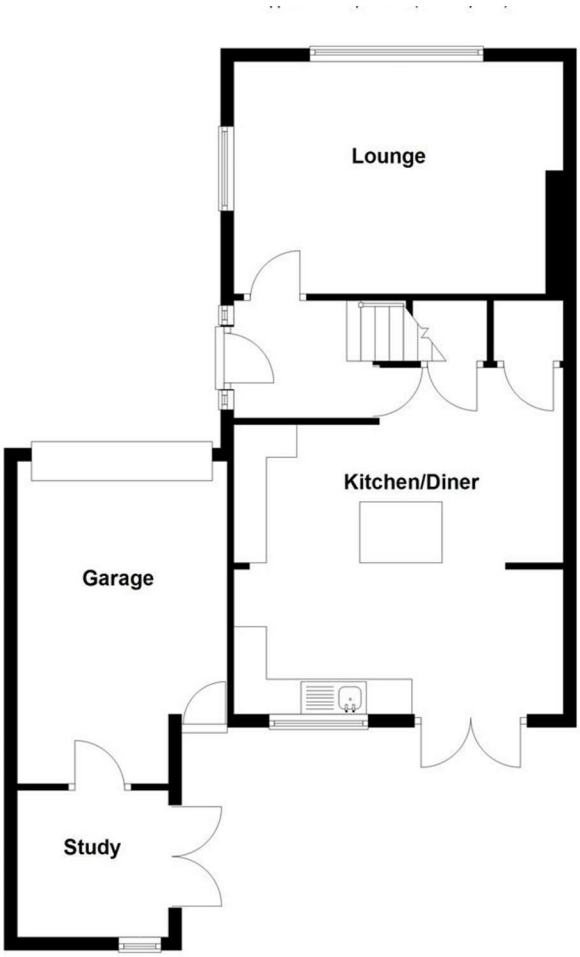
Viewings

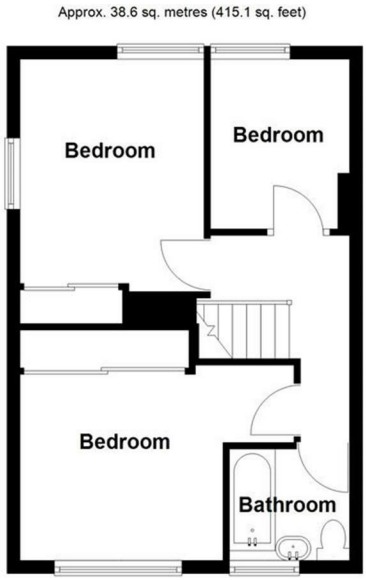
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D







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