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Station Road | Aldridge, Walsall | WS9 0BN

Offers Over £325,000

 **Webbs**
estate agents

Summary

** TRADITIONAL DETACHED FAMILY HOME ** POPULAR RESIDENTIAL LOCATION ** CLOSE TO ALDRIDGE CENTRE ** POTENTIAL TO EXTEND STPP
** THREE BEDROOMS ** FAMILY BATHROOM ** LIVING / DINING ROOM ** 2ND RECEPTION ROOM ** BREAKFAST KITCHEN ** GUEST WC WITH
SHOWER ** PARKING ON FRONTAGE ** LARGE ENCLOSED REAR GARDEN ** UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this detached family home, situated in a popular residential development, being close to Aldridge centre, all local amenities, shops and schools. Briefly comprising: a lobby, 2nd reception room, living / dining room, kitchen / diner and a WC with shower. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is a parking to the front and a large enclosed rear garden, with potential to extend into, subject to the relevant planning permission. EARLY VIEWING IS ADVISED!

Key Features

- TRADITIONAL EXTENDED DETACHED HOME
- LIVING / DINING ROOM
- BREAKFAST KITCHEN
- FAMILY BATHROOM
- LARGE REAR GARDEN
- 3 BEDROOMS
- 2ND RECEPTION ROOM
- SHOWER ROOM WITH WC
- PARKING ON FRONTAGE
- POTENTIAL TO EXTEND STPP

Rooms and Dimensions

ENTRANCE LOBBY

RECEPTION TWO

11'11" x 12'4" (3.64 x 3.77)

LIVING / DINING ROOM

11'8" x 22'4" (3.57 x 6.81)

BREAKFAST KITCHEN

15'7" x 8'11" (4.76 x 2.74)

SHOWER ROOM

6'2" x 8'1" (1.88 x 2.48)

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 11'11" (3.76 x 3.64)

BEDROOM TWO

12'4" x 12'0" (3.76 x 3.66)

BEDROOM THREE

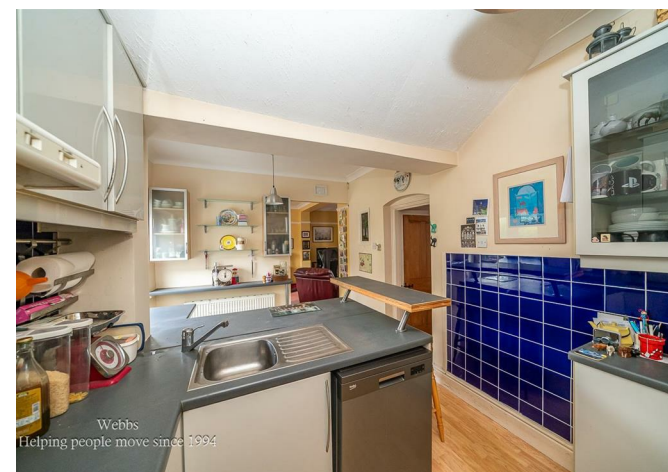
9'4" x 11'9" (2.87 x 3.59)

FAMILY BATHROOM

6'1" x 6'5" (1.86 x 1.98)

OUTSIDE

Identification Checks





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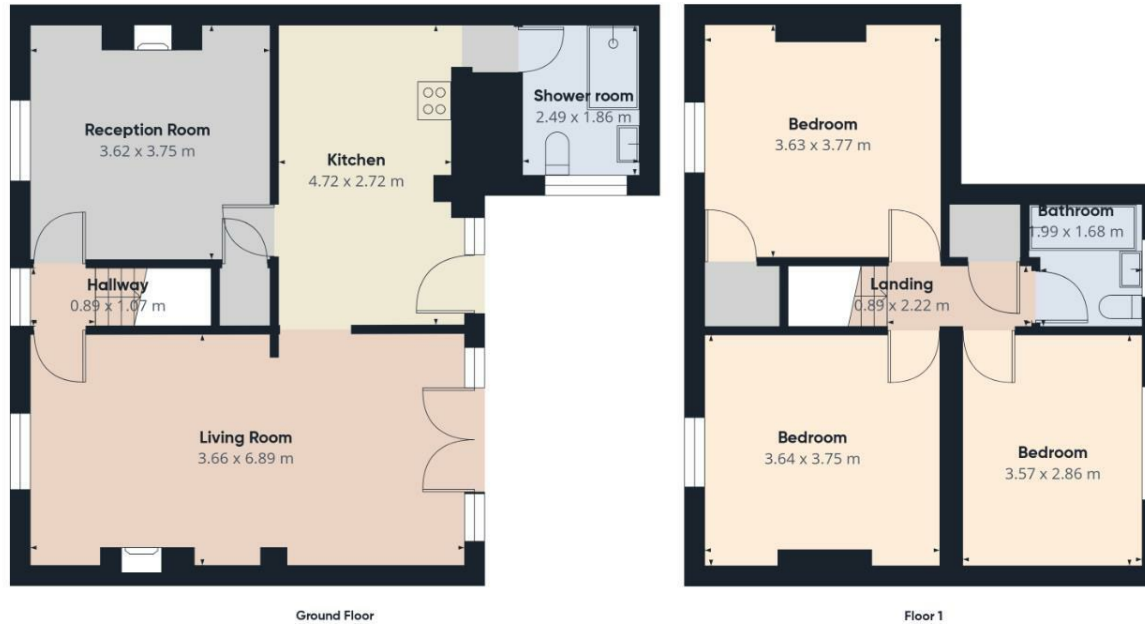
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Approximate total area¹⁾
105.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

