



11 Cotswold Close, Aldridge
Walsall, WS9 8LW

Offers in the Region Of £175,000

Offers in the Region Of £175,000



Presenting this attractive two-bedroom maisonette for sale, located in a sought-after cul-de-sac, offering an excellent opportunity for first-time buyers or investors.

The property is in good condition and has been newly decorated throughout, ensuring a fresh and modern living environment. Upon entering, you are greeted by a spacious reception room featuring a large window that allow abundant natural light to pour in, creating a bright and inviting atmosphere. The fireplace within the reception room enhances the sense of comfort, making it an ideal space to relax.

The accommodation comprises two double bedrooms, perfectly suited for a range of lifestyles. The principal bedroom benefits from built-in wardrobes, providing ample storage and maximising the available space.

The second double bedroom is also generously proportioned, ensuring comfortable living for occupants or flexibility as a home office or guest room. Further enhancing the property's appeal is its access to a private garden, a sought-after feature for maisonettes in the area.

The property also boasts a Worcester Bosche AA+ rated boiler, still under warranty, ensuring reliable and efficient heating. Rated 'C' for energy performance, this flat is both efficient and environmentally conscious.

Situated in a popular location, the maisonette offers the peace and safety of cul-de-sac living whilst being conveniently positioned for local amenities and transport links. This well-presented maisonette combines style, comfort, and practicality, presenting an outstanding opportunity not to be missed. Early viewing is highly recommended.





Property Specification

FIRST FLOOR
TWO DOUBLE BEDROOMS
NEWLY DECORATED THROUGHOUT
MODERN FITTED KITCHEN
LONG LEASE
NO UPWARD CHAIN

Porch

Hallway

Lounge

12' 6" x 12' 0" (3.81m x 3.67m)

Modern Kitchen

7' 9" x 7' 5" (2.35m x 2.27m)

Bedroom One

12' 9" x 9' 5" (3.88m x 2.88m)

Bedroom Two

10' 2" x 8' 5" (3.11m x 2.56m)

Bathroom

6' 5" x 5' 1" (1.95m x 1.56m)

Private Rear Garden

Garage & Driveway

Agent's Note:

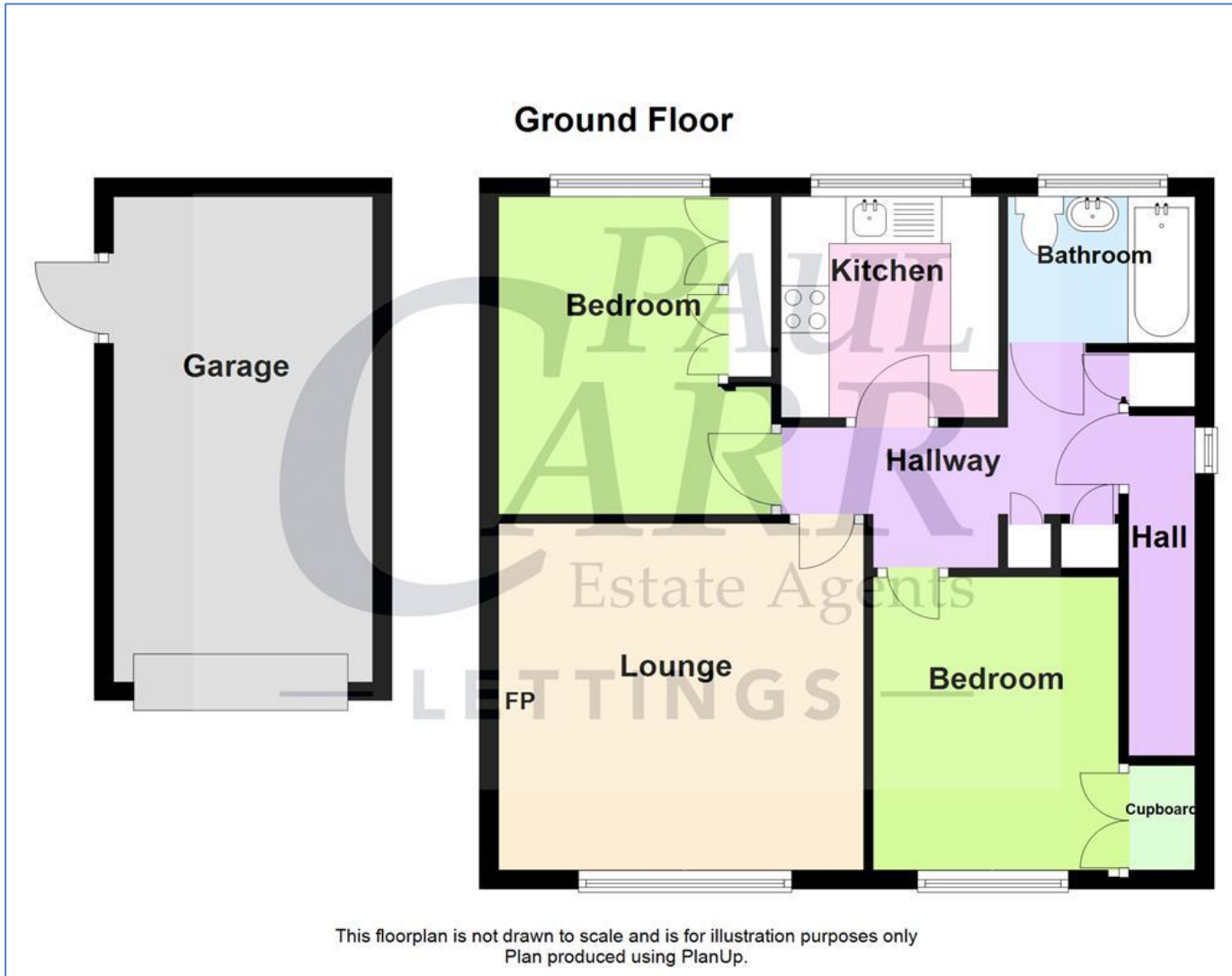
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 17th October 2025

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
Council tax band: B
Tenure: Leasehold years remaining, lease from
Ground Rent: £12
Service Charge: N/A
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

