



Station Road
Aldridge

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning refurbished three bedroom property with contemporary open plan layout and converted attic room AND LAND TO THEE REAR.

The property is being offered with NO ONWARD CHAIN.

The land to the rear could be used as a potential building plot - subject to planning permission, or to extend the current garden.

The property has been finished to a an extremely high standard throughout with work carried out including: an all new fitted kitchen and integrated appliances, new fitted family bathroom and shower room, all new flooring, new central heating system, new windows and doors, part re-wiring and plastering, as well as landscaping of the private rear garden.

The property briefly comprises: entrance hall opening to the open plan living space with front lounge, rear diner and the beautifully appointed kitchen, a separate utility and shower room, landing with doors to the family bathroom and three bedrooms plus further staircase to the top floor attic room.

The property will also include some of the other luxury finishing touches such as the fitted blinds and lights (subject to an acceptable offer).

The property is situated in the popular area of Aldridge benefiting from a variety of amenities including supermarkets, doctors surgery, dentists, a variety of shops, bars and restaurants.

Commuter routes include access to the A461, A5 and, M6, M5 & M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from the neighbouring Walsall town centre.

ENTRANCE HALL:

Composite entrance door, light point, ceramic tiled flooring and opening to the ground floor living area.

OPEN PLAN LIVING AREA:

10' 6" x 28' 2" (3.20m x 8.58m)

Stunning and contemporary open plan living area with a lounge to the front with feature bay window, ceramic tiled flooring, modern fitted radiators, fitted light points, rear dining area with French doors to the side garden, stairs to the first floor with under stair storage, opening to the kitchen and door to the utility.

KITCHEN:

8' 8" x 15' 5" (2.65m x 4.70m)

Range of matching luxury fitted wall and base units incorporating cabinets, drawers and quartz work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven, microwave and induction hob with extractor hood, further integrated appliances including fridge, freezer and dishwasher, recess spot lights and hanging light points, window to the rear.

UTILITY:

4' 4" x 6' 5" (1.31m x 1.95m)

Fitted cabinet wash hand basin, space and plumbing for washing machine and dryer, ceramic tiled flooring, recess spot lights, window to side, radiator and door to the shower room.

SHOWER ROOM:

4' 11" x 4' 11" (1.50m x 1.50m)

Suite comprising: walk in shower cubicle, low level WC, ceramic tiled flooring, recess spot lights, heated chrome towel rail, window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, recess ceiling spot lights, doors off to three bedrooms, family bathroom and further stairs to the attic bedroom.

BEDROOM ONE:

14' 0" x 11' 2" max (4.26m x 3.41m)

Carpeted flooring, radiator, ceiling light point and windows to the front.





BEDROOM TWO:

8' 9" x 10' 7" (2.67m x 3.23m)

Carpeted flooring, ceiling light point, radiator, window to rear and loft hatch with pull down ladder to the loft storage space.

BEDROOM THREE:

8' 0" x 8' 9" (2.44m x 2.66m)

Carpeted flooring, ceiling light point, radiator and window to the side.

FAMILY BATHROOM:

8' 0" x 5' 6" (2.44m x 1.68m)

Modern fitted white suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.



ATTIC ROOM:

13' 7" x 20' 9" (4.15m x 6.32m)

Large converted attic space with stairs directly from the landing, carpeted flooring, recess spot lights, radiator and Velux skylight to the rear.

EXTERNALLY:

To the side is a private gravel driveway with gated access to the further parking if required. There is also a small courtyard front garden with hedged front border offering privacy from the roadside. The south facing and landscaped rear garden is enclosed by fenced border and gated access from both the driveway and side. It features: gravel area ideal for entertaining, plus a lawn perfect for pets and children.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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