PAUL CARR Estate Agents Sales & Lettings

Aldridge | 01922 454 014 | Aldridge@paulcarrestateagents.co.uk



# 39 Dorset Drive, Aldridge, Walsall, WS9 8JN

**Offers in the Region Of £220,000**

# Aldridge

## Offers in the Region Of £220,000

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Ground Floor:
The property is entered via a porch with double glazed windows to the front and side aspects, leading into the entrance hallway with stairs rising to the first floor landing and doors off to the principal ground floor accommodation. The spacious lounge features double glazed windows to the front and side aspects, two radiators and a feature gas fireplace. The kitchen is fitted with a range of wall and base units, a one-and-a-half bowl sink with mixer tap, four-ring gas hob and oven, together with useful understairs storage and a double glazed window overlooking the rear garden. A separate utility room provides additional practicality, with a boiler, double glazed window and external door leading to the garden.

First Floor:
The first floor landing benefits from a built-in storage cupboard, loft access and doors leading to three bedrooms and the family bathroom. Bedroom one features a radiator and double glazed window to the front aspect, whilst bedroom two benefits from a radiator, double glazed window to the rear aspect and an overstairs storage cupboard. Bedroom three is also fitted with a radiator and double glazed window to the side aspect. The family bathroom comprises a vanity wash hand basin, WC and bath with shower over, complemented by two obscure double glazed windows to the rear.

Outside:
The property benefits from a generous block-paved frontage providing ample off-road parking and access to the garage. The rear garden offers a combination of paved patio and lawn, with established boundary fencing and a timber garden shed, providing a versatile outdoor space with scope for further improvement.





















# Property Specification

| | | |
|---|---|---|
| Entrance Porch - | | |
| Entrance Hallway | | |
| Lounge - | 18' 2" x 11' 5" | (5.53m x 3.48m) |
| Kitchen - | 9' 0" x 12' 7" | (2.74m x 3.83m) |
| Utility Room - | 8' 7" x 5' 1" | (2.61m x 1.55m) |
| Bedroom One - | 11' 5" x 10' 9" | (3.48m x 3.27m) |
| Bedroom Two - | 9' 9" x 11' 2" | (2.97m x 3.40m) |
| Bedroom Three - | 6' 9" x 8' 5" | (2.06m x 2.56m) |
| Family Bathroom - | 5' 3" x 7' 9" | (1.60m x 2.36m) |
| Garage - | 8' 5" x 18' 0" | (2.56m x 5.48m) |

## *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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## *Viewer's Note:*

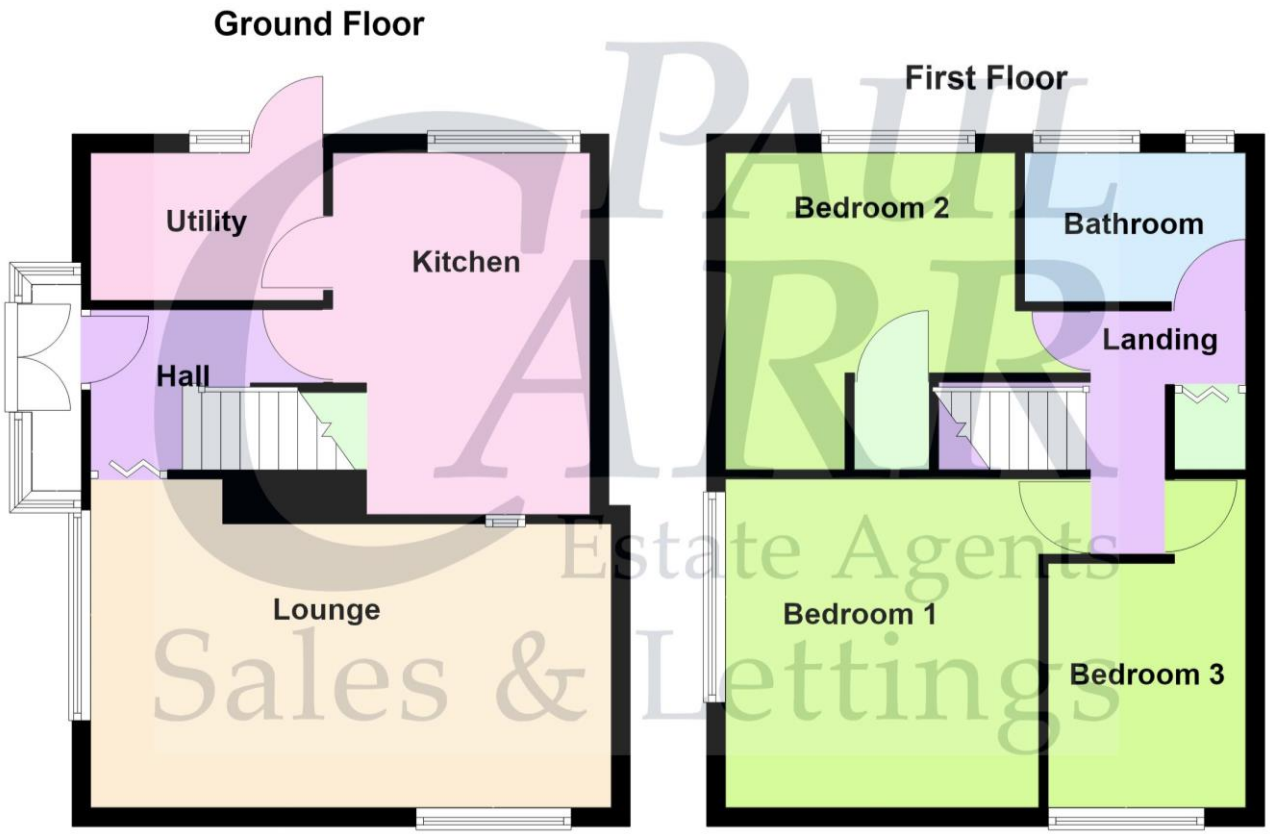
Services connected: Gas, electricity, water and drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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




## Energy Efficiency Rating

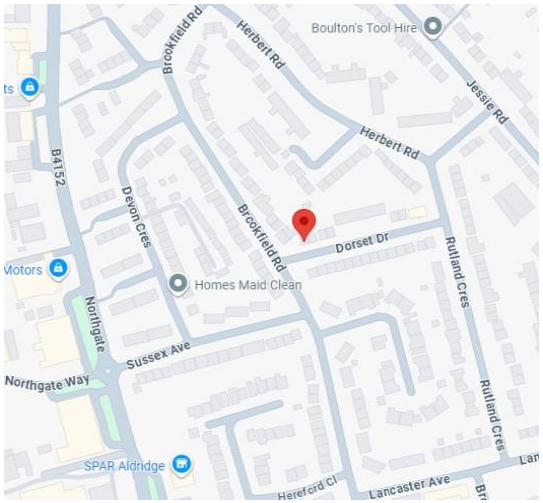
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## Map Location




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