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53 Walsall Wood Road, Aldridge, WS9 8QZ
Asking Price £375,000

This individual detached bungalow occupies a generous and prominent corner plot in one of Aldridge's most sought-after residential locations.

Within easy reach of Aldridge Village Centre and enjoying convenient access to an excellent range of independent shops, supermarkets, cafés and restaurants. The property is close to a selection of highly regarded local primary and secondary schools (catchment areas should be checked).

The bungalow benefits from an impressive frontage with extensive off-road parking, together with potential for further landscaping or extension, subject to the necessary planning permissions.

The accommodation briefly comprises: recessed porch, welcoming reception hall, spacious lounge, dining/sitting room, stylish re-fitted kitchen, three generous bedrooms and a bathroom.

Further benefits include gas central heating, uPVC double glazing throughout and the significant advantage of no upward chain.

Council Tax Band E
Local Authority - Walsall

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Company Number: 11253248

53 Walsall Wood Road, Aldridge



Kitchen



Dining Room



Lounge



Bedroom One



Bedroom Two



Bedroom Three

53 Walsall Wood Road, Aldridge



Bathroom



Fore Garden



Fore Garden



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious, individually designed detached bungalow that occupies an excellent position at the junction of Walsall Wood Road and Hobs Hole Lane on the edge of Greenbelt countryside yet within easy reach of Aldridge village centre.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road. Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

RECESSED PORCH
Leading to:

RECEPTION HALL
frosted glass panelled entrance door, central heating radiator and ceiling light point.

LOUNGE
5.18m x 3.66m (17' x 12')
PVCu double glazed window to front elevation, tiled fireplace with gas fire fitted, central heating radiator, ceiling light point and two wall light points.

DINING/SITTING ROOM
3.96m x 2.97m (13' x 9'9)
PVCu double glazed window to side elevation, feature fireplace with gas coal effect fire fitted, ceiling light point and two wall light points.

STUDY/STORAGE ROOM
3.05m x 1.07m (10' x 3'6)
PVCu double glazed window to side elevation, additional frosted window to front, central heating radiator, ceiling light point and wall mounted 'Worcester' central heating boiler.

RE-FITTED KITCHEN
3.15m x 2.01m (10'4 x 6'7)
PVCu double glazed door and window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for fridge/freezer, space and plumbing for washing machine, central heating radiator and ceiling light point.

INNER HALL
wall light point and fitted storage cupboard.

BEDROOM ONE
3.96m x 3.96m (13' x 13')
PVCu double glazed windows to rear and side elevations, central heating radiator and ceiling light point.

BEDROOM TWO
3.35m x 2.74m (11' x 9')
PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

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BEDROOM THREE
3.05m x 2.97m (10' x 9'9)
PVCu double glazed windows to front and side elevations, central heating radiator and ceiling light point.

RE-FITTED BATHROOM
PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over, vanity wash hand basin with storage cupboard below, wc, tiled walls, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE

FORE/SIDE GARDENS
driveways to front and side providing ample off road parking, lawned areas with mature borders, trees and shrubs, security light and gated side access leading to:

REAR GARDEN
paved patio, shaped lawn with side borders and shrubs and brick built storage shed.

GENERAL INFORMATION
We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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