

ANDREW
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Hillview, Aldridge, Walsall
Manchester

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£395,000™
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Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A beautifully appointed, extended four-bedroom semi-detached home on Hillview, Aldridge, offering contemporary living spaces and a private rear garden, perfectly suited for modern family life.

Situated in the desirable Aldridge area, Hillview provides a peaceful residential setting with convenient access to local amenities. Residents benefit from nearby shops, eateries, and recreational facilities, while excellent transport links connect to surrounding areas and major road networks. Well-regarded schools are also within easy reach, making this a sought-after location.

The ground floor comprises an inviting entrance porch and through hall, leading to a spacious lounge-diner that provides flexible living. A contemporary refitted kitchen flows into a dedicated dining room, with the added convenience of a utility cupboard, guest WC, and internal access to the garage. The accommodation is flexible, in that it offers the potential of a lounge diner with separate kitchen and family room, or a lounge come family room, with separate kitchen and diner off. Upstairs are four bedrooms, including a master bedroom with stylish en-suite, all complemented by a modern family bathroom.

Outside, the property boasts an attractive resin driveway providing ample off-street parking, a garage, lawned front garden, and an enclosed private rear garden with a resin patio and a useful garden shed. This home seamlessly blends comfortable interiors with practical outdoor space, making it an ideal choice for a discerning buyer.

Entrance Porch

A front facing composite door with double glazed panels inset sits between two front facing UPVC double glazed windows and opens up to an entrance porch with a tiled floor.

Entrance Hall

A UPVC double glazed door opens from the porch to a through entrance hall fitted with a wood effect flooring and a radiator. A staircase leads up to the first floor accommodation.

Lounge-Diner

The property boasts a lounge-diner with a dual aspect courtesy of the front facing UPVC double windows and the rear facing UPVC double glazed exterior door leading out to the garden. There are two radiators and a gas fire sitting with a solid surround and matching hearth beneath.

Kitchen

A contemporary re-fitted kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with a mixer tap is set into a marble effect work surface with a tiled splashback. There is an integrated dishwasher and fridge as well as a built in oven and a four ring gas hob is set into the work surface with a stainless steel extractor hood above. There is space for a freezer. The kitchen is fitted with a tiled floor and a door opens up to a useful storage cupboard whilst there are recessed ceiling spotlights and a rear facing UPVC double glazed window. A recess opens through to the dining room. Please note: the wall between the kitchen and the dining room could easily be removed subject to gaining necessary building regulations to create an open



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