



58 Norfolk Crescent, Aldridge,
Walsall, WS9 8RF

Offers in the Region Of £325,000

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Ground Floor

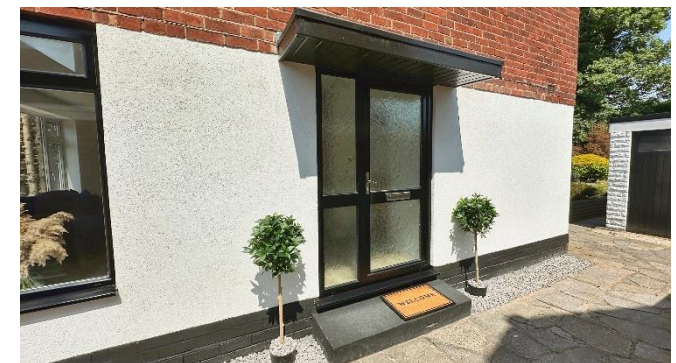
The property is entered via a welcoming hallway featuring a radiator, ceiling light point, staircase rising to the first floor landing, and doors leading to the principal ground floor accommodation. The lounge is a bright and comfortable reception room benefiting from double glazed windows to the front and side elevations, allowing for an abundance of natural light, together with two ceiling light points, a radiator, and an electric fireplace creating an attractive focal point. Double doors leads through to the kitchen/dining area which is fitted with a range of wall and base cupboard units together with a breakfast bar and integrated fridge freezer, washing machine and dishwasher. There is a double glazed window to the rear elevation alongside double glazed sliding doors opening onto the garden, creating an ideal space for both everyday living and entertaining. Additional features include downlighters, a radiator, sink with drainer and mixer tap over, understairs storage cupboard, a cupboard housing the newly fitted boiler, and a further storage cupboard housing electrics and meters. The dining area offers ample space for a family dining table.

First Floor

The landing provides access to all first floor accommodation and benefits from a ceiling light point and loft hatch. Bedroom one is positioned to the rear of the property and features a double glazed window, radiator, ceiling light point, and built in wardrobes. Bedroom two enjoys dual aspect double glazed windows to the front and side elevations together with a radiator, ceiling light point, and built in wardrobe space. Bedroom three benefits from a double glazed window to the front elevation, radiator, and ceiling light point. The bathroom is fitted with a bath incorporating both a shower and rainfall shower over, low flush WC, and vanity wash hand basin. Additional features include downlighters, a heated towel rail, and an obscure double glazed window to the rear elevation.

Outside

The property enjoys an attractive frontage with a substantial block paved driveway providing ample off road parking and leading to a detached garage positioned to the rear. The front garden has been thoughtfully landscaped with decorative gravel borders, mature shrubs, and established trees creating an appealing approach to the home. A paved pathway leads to the entrance with gated side access continuing to the rear garden. To the rear, the property benefits from a private and well maintained outdoor space featuring a spacious paved patio area ideal for seating and entertaining. The detached garage offers excellent additional storage or parking potential, while boundary fencing and mature greenery provide a good degree of privacy throughout.





Property Specification

Entrance Hallway

Lounge - 10' 0" x 17' 1"
(3.05m x 5.20m)

Kitchen/Diner - 9' 7" x 17' 1"
(2.92m x 5.20m)

Bedroom One - 10' 9" x 10' 0"
(3.27m x 3.05m)

Bedroom Two - 9' 9" x 10' 1"
(2.97m x 3.07m)

Bedroom Three - 7' 0" x 7' 2"
(2.13m x 2.18m)

Family Bathroom - 7' 0" x 5' 9"
(2.13m x 1.75m)

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 £40 + VAT (£48 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:

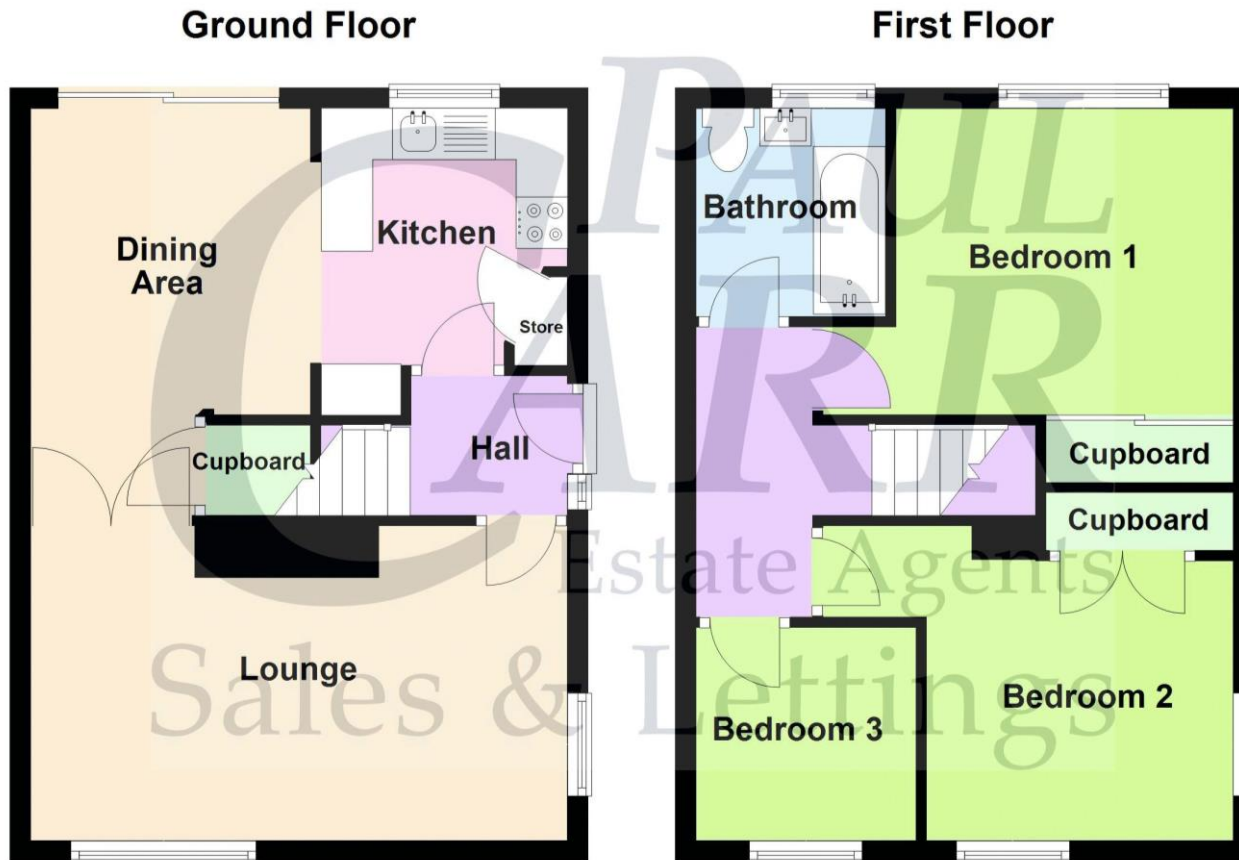
Services connected: Gas, water, electric & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

