



49 Gretton Crescent, Aldridge,  
Walsall, WS9 0DY

Offers Over £225,000

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#### Ground Floor:

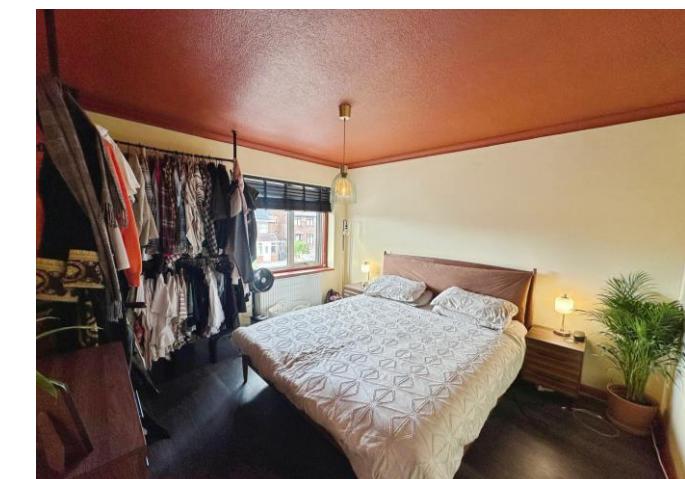
Entrance hall, complete with a ceiling light and radiator, with stairs rising to the first floor and doors leading to the main living spaces. At the front of the home, the lounge features a double-glazed window, radiator, and ceiling light point, flowing seamlessly into the dining area with a charming feature fireplace and sliding doors opening directly onto the rear garden. The spacious kitchen is fitted with a range of base units and integrated appliances including a four-ring induction hob, oven, and dishwasher. It also benefits from multiple ceiling lights, a sink with mixer tap, and direct access to both the garden and front driveway. A cupboard houses the boiler, while a double-glazed window provides views of the rear garden.

#### First Floor:

The landing area provides access to the loft and includes a ceiling light point and obscure double-glazed window to the side. The main bedroom sits at the front of the property with a double-glazed window and radiator, while the second bedroom overlooks the rear garden and also features a radiator and ceiling light. A third bedroom, also at the front, provides further versatile space, ideal for a child's room or home office. The bathroom is well-appointed with an obscure double-glazed rear window, a modern suite including a low flush WC, vanity basin with medicine cupboard, and a p-shaped bath with gas shower over. Additional features include a heated towel rail, extractor fan, and recessed downlighters.

#### Exterior:

Off road parking to the front with front lawn space, boundary fencing and side access door. The rear garden features a slabbed patio area and brick built BBQ. Steps lead up to a raised lawn, all enclosed by boundary fencing to provide privacy and a secure space for children or pets.





### 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: 2nd September 2025

## Property Specification

### Entrance Hallway

Lounge - 12' 9" x 11' 5" (3.88m x 3.48m)

Dining Area - 10' 9" x 10' 7" (3.27m x 3.22m)

Kitchen - 14' 4" x 14' 7" (4.37m x 4.44m)

### First Floor Landing

Bedroom One - 12' 0" x 11' 1" (3.65m x 3.38m)

Bedroom Two - 11' 0" x 9' 9" (3.35m x 2.97m)

Bedroom Three - 8' 0" x 9' 2" (2.44m x 2.79m)

Family Bathroom - 5' 4" x 7' 9" (1.62m x 2.36m)

### Viewer's Note:

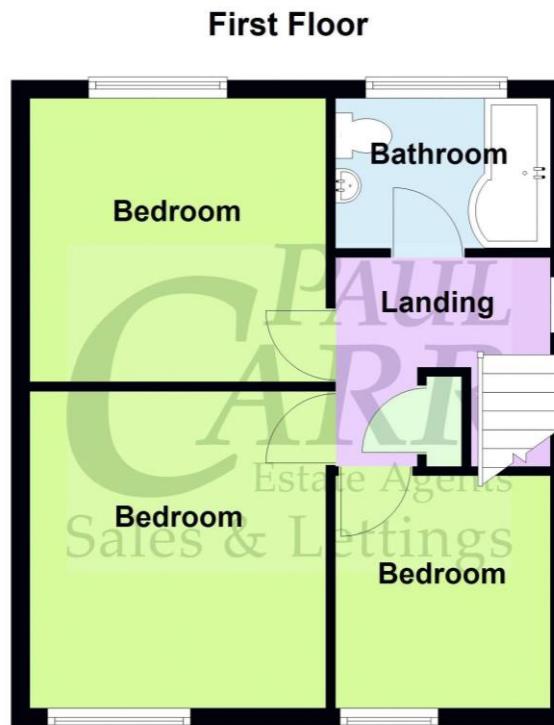
Services connected: Gas, Water, Electric & Drainage

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



## Map Location

