



22 Charlesdale Drive, Aldridge
Walsall, WS9 0HN

Offers in the Region Of £350,000

IMMACULATELY PRESENTED FAMILY HOME WITH THREE GOOD SIZED BEDROOMS, STUNNING GARDEN, GARAGE AND DRIVEWAY, located in a quiet cul de sac in Aldridge, yet in close proximity to local amenities and transport links.

This stunning family home is accessed via the entrance porch leading to the light and airy hallway with under stairs storage cupboard and stairs to the first floor. Doors then lead to the spacious reception room with patio doors leading to the rear garden and patio; the kitchen has a good array of storage cupboards and a fridge freezer and washing machine are offered under a no repair, no replace clause. The kitchen benefits from an exterior door to the rear garden and opens up to the dining area, which provides plenty of space for a dining table and chairs.

To the first floor, the master bedroom is a generous double with wardrobes and window to the rear aspect. There are two further good sized bedrooms. The family bathroom comprises bath with shower over, WC and wash hand basin.

To the exterior, the driveway to the front provides parking for two cars and leads to the garage.

To the rear of the property, the landscaped, beautiful garden is an ideal place to enjoy the summer sunshine with lawned area, flower beds and patio.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.

We can confirm that the property is Freehold.



Hallway

Lounge Diner

18' 4" x 10' 1" (5.58m x 3.08m)

Fitted Kitchen

9' 7" x 7' 1" (2.93m x 2.17m)

Dining Area

9' 11" x 8' 0" (3.02m x 2.44m)

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Bedroom Two

14' 8" x 8' 6" (4.46m x 2.60m)

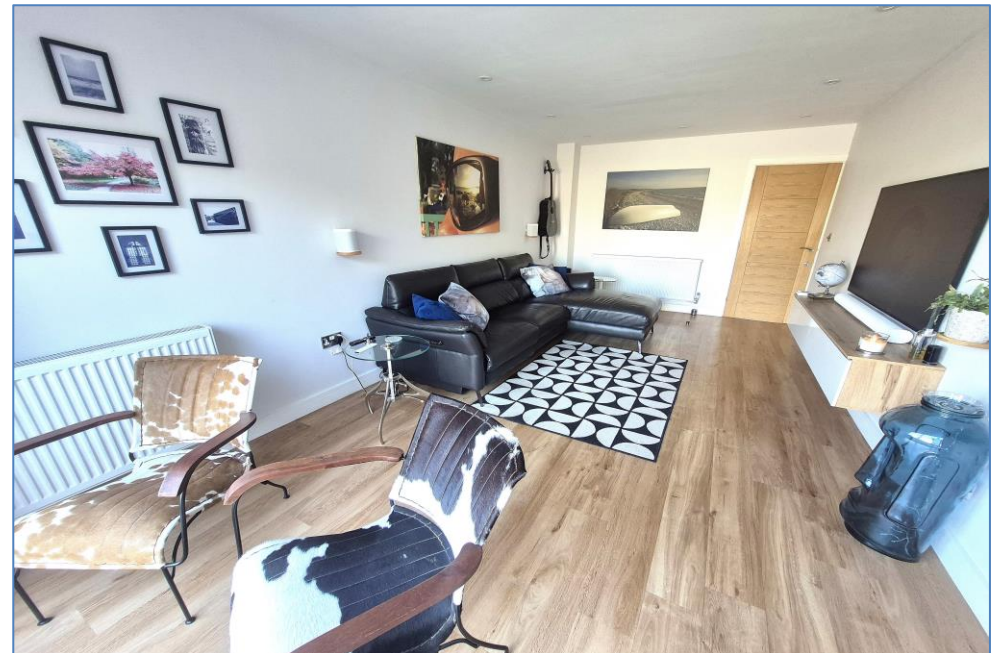
Bedroom Three

8' 6" x 8' 2" (2.60m x 2.50m)

Family Bathroom

Landscaped Rear Garden

Garage





Floor Plan

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

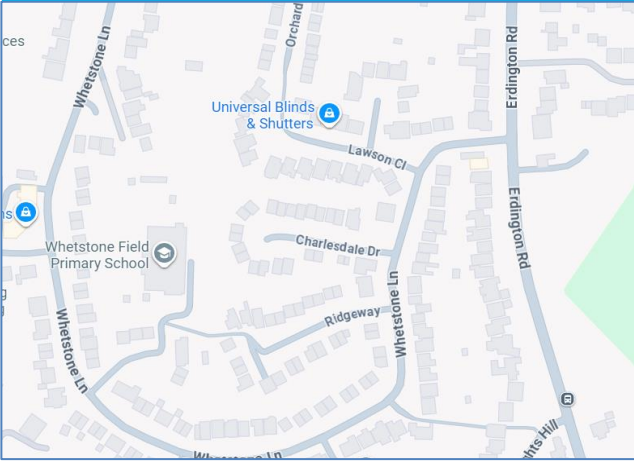


This floorplan is not drawn to scale and is for illustration purposes only.
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naea | propertymark**
PROTECTED