Noddy Park | Walsall | WS9 8QX

Auction Guide £325,000

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Summary

EXCEPTIONAL SCOPE FOR IMPROVEMENTGUIDE OF £325,000**MODERN METHOD OF AUCTION SALE**T &C'S APPLY**THREE BEDROOM DETACHED BUNGALOW**NESTLED WITHIN A CUL DE SAC LOCATION**SUBSTANTIAL REAR AND SIDE GARDENS**

Nestled within a quiet and sought after cul de sac location, just a short walk from Aldridge Village, this three bedroom bungalow represents a rare and exciting opportunity for buyers looking for a property with genuine scope for improvement, modernisation and potential extension, subject to obtaining the necessary planning permissions and consents.
Offered for sale by Modern Method of Auction, this is a property that offers enormous potential for someone looking to create their ideal home in an enviable location.

The property is approached via a side entrance door, which opens into a hallway providing access to the principal accommodation. There are three bedrooms, with two of the bedrooms enjoying a pleasant front facing aspect. To the rear of the property is a spacious living room and dining area, providing a generous central living space with excellent potential to reconfigure or enhance to suit modern requirements.

Key Features

- THREE BEDROOM DETACHED BUNGALOW - GUIDE £325,000
- NESTLED WITHIN A QUIET CUL DE SAC LOCATION
- SPACIOUS REAR LIVING ROOM AND DINING AREA
- GARAGE WITH USEFUL WC
- EXCELLENT OUTDOOR SPACE WITH HUGE POTENTIAL
- MODERN METHOD OF AUCTION SALE (AUCTION T&C'S APPLY)
- WALKING DISTANCE TO ALDRIDGE VILLAGE
- CONSERVATORY
- GENEROUS WRAP AROUND GARDEN EXTENDING TO THE SIDE
- POPULAR ALDRIDGE LOCATION

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM
15'8" x 10'0" (4.80m x 3.06m)

DINING AREA
12'2"/10'0" x 8'0" (3.71m/3.06m x 2.45m)

KITCHEN
11'8" x 7'1" (3.58m x 2.16m)

CONSERVATORY
12'11" x 12'3" (3.94m x 3.74m)

MASTER BEDROOM
12'4" x 1043'3" (3.76m x 318m)

BEDROOM TWO
11'5" x 8'10" (3.49m x 2.71m)

BEDROOM THREE
7'11" x 6'9" (2.42m x 2.06m)

SHOWER ROOM

GARAGE WITH W/C
25'7" x 9'0" (7.80m x 2.76m)

Auctioneers Comments- A

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Approximate total area(1)

106.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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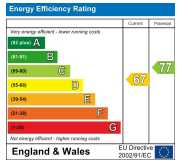

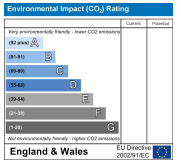

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