



14 Speedwell Close, Aldridge, Walsall, WS9 0DL
£270,000

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 2
EPC Rating: C
Council Tax Band: C

Please Quote Ref; JK1493

Speedwell Close is a wonderful cul-de-sac located off Dumblederry Lane in South West Aldridge. This fantastic position is within close reach of the centre of Aldridge Town, providing a vast array of popular family friendly amenities. Aldridge is also home to popular primary and secondary schools, including Aldridge School with academy status, and St. Francis of Assisi Catholic College.

Approached via a paved driveway providing ample parking space, the first impressions of this cosy home are delightful. Internally you are greeted with a secure entrance porch, leading into a main hall which provides access to all key rooms on the ground floor.

There is a modern fitted kitchen at the front of the property with an attractive bay window, plus an opening into a fantastic size breakfast/dining area, currently being used as a space for a home gym. Off the main hall is also access to a private utility room, providing a great space for storage and utilities, away from the main kitchen/dining area.

To the rear of the property is a spacious living room with ample dining and entertainment space for friends and family, with space underneath the stairs for a desk, and French doors into a conservatory which overlooks the rear garden. The ground floor of this home does provide an impressive amount of space, and also features a large lean-to/store room, which can be located off the entrance porch and from outside in the garden.

Upstairs are three generous size bedrooms, all featuring space for double beds, with the main bedroom boasting a vast amount of space for furniture. There is also a main bathroom with attractive tiles, and a separate W.C.

Outside is a cosy private rear garden, with a well-maintained lawn, patio, and fenced enclosure.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

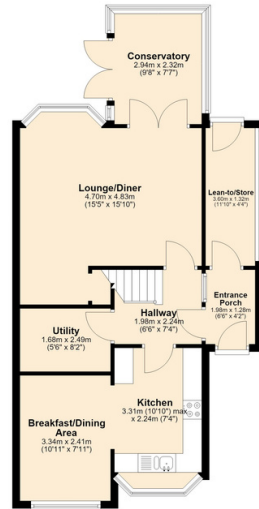
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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.

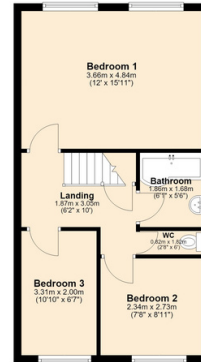




Ground Floor



First Floor



Total area: approx. 106.4 sq. metres (1145.3 sq. feet)









Call/Text: **07432 673 731**
Email: **james.kidd@expuk.com**
Website: **jameskidd.exp.uk.com**

JAMES KIDD
exp

@jameskiddstateagent

