



Birchcroft, Aldridge  
Walsall, WS9 8LB

Offers in the Region Of £360,000

# Aldridge

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Set in a popular cul de sac location this deceptively spacious semi-detached dormer bungalow is within easy reach of the shops and amenities at Aldridge village. Approached via the front drive with lawn to side, inspection reveals the enclosed porch which gives way to the spacious entrance hall.

To the rear of the home, the extended lounge overlooks the well tended rear garden, as does the separate dining room which has also been extended. The kitchen has a good range of units with an exit door to the side.

The main bedroom is located to the front of the home with a good range of fitted wardrobes with the family bathroom opposite on the other side of the hallway.

Stairs from the dining room rise to the first floor where two further double bedrooms are found.

Outside to the rear the mainly lawned rear garden is a generous size, with a courtesy door to the garage whilst to the fore the front drive provides parking for several vehicles and gated access to the side garage.





## Property Specification

DECEPTIVELY SPACIOUS DORMER BUNGALOW  
THREE BEDROOMS  
EXTENDED LOUNGE AND DINING ROOM  
GROUND FLOOR BATHROOM  
DETACHED SIDE GARAGE

### Hallway

Lounge 6.64m (21'9") x 4.50m (14'9")

Dining Room 7.15m (23'5") x 2.73m (8'11") max

Kitchen 2.94m (9'8") x 2.42m (7'11")

Bedroom 1 4.10m (13'5") into wardrobes x 2.96m (9'9")

Bathroom 1.82m (6'0") x 1.68m (5'6")

### First Floor Landing

Bedroom 2 3.65m (12') x 3.48m (11'5")

Bedroom 3 3.60m (11'10") x 2.24m (7'4")

### 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: 29th August 2023

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage  
Council tax band: D  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

# 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

