



29 Birmingham Road, Aldridge,
Walsall, WS9 0AE

£229,950

Aldridge

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Ideally situated to take advantage of the excellent schools & amenities of Aldridge and with easy access to transport links, this well-presented semi-detached house would make an ideal purchase for a young family and an early viewing is highly recommended to fully appreciate the property on offer.

The accommodation includes entrance hallway with stairs to the first floor, spacious through lounge/dining room with bay window to the front, feature fireplace with electric fire inset, doorway into rear lobby with shower room off and archway into the superb kitchen with a range of wall & base units, integrated fridge, freezer, double oven & hob with extractor over and plumbing for a washing machine & dishwasher.

To the first floor there are three bedrooms, the largest of which has fitted wardrobes with sliding doors, and the bathroom with white suite comprising WC, wash basin and bath.

Externally, the good sized rear garden is laid mainly to lawn with a paved patio area and there is a low maintenance, graveled fore-garden.





Property Specification

Lounge/Dining Room -	7.38m (24'3") into bay x 3.96m (13') max
Kitchen -	3.42m (11'3") x 1.83m (6')
Shower Room -	1.65m (5'5") x 1.37m (4'6")
Bedroom 1 -	3.96m (13') max into wardrobes x 3.04m (10')
Bedroom 2 -	3.30m (10'10") x 2.59m (8'6")
Bedroom 3 -	2.35m (7'9") x 2.22m (7'3")
Bathroom -	1.82m (6') x 1.58m (5'2")

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: 17th November 2020

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

