



20 Cranleigh Close, Aldridge
Walsall, WS9 0RW

£280,000

Aldridge

£280,000



Set in a popular cul de sac location, within easy reach of the shops and amenities at Aldridge Village Centre, this well-presented semi-detached home offers excellent accommodation, ideal for a family.

Set behind the multi car drive with lawn to side, inspection reveals the entrance hall which gives way to the bright and spacious front lounge with feature fire. A sliding door gives way to the separate dining room with the conservatory beyond. Having been refitted, the kitchen now comprises an excellent range of fitted units with built in storage cupboard and courtesy door to the useful side entry with guest W.C. off.

Stairs from the inner lobby rise to the first floor landing where there are three excellent bedrooms, two with fitted wardrobes, as well as the refitted bathroom with white suite, whilst a further staircase rises to the useful loft space which is boarded, boasting a velux sky light.

Outside to the rear, the neat, enclosed rear garden with paved patio has an arch to the lawn area with fencing to neighbouring boundaries, whilst to the fore the front drive gives way to the integral garage.





Property Specification

Lounge -	4.30m (14'1") x 3.58m (11'9")
Dining Room -	3.58m (11'9") x 2.70m (8'10")
Kitchen -	2.70m (8'10") x 2.60m (8'6")
Conservatory -	3.46m (11'4") x 2.89m (9'6")
WC -	1.29m (4'3") x 1.00m (3'4")
Bedroom 1 -	3.67m (12') x 3.35m (11') max
Bedroom 2 -	3.35m (11') x 3.33m (10'11") plus 0.31m (1') x 0.31m (1')
Bedroom 3 -	2.83m (9'3") x 2.26m (7'5")
Bathroom -	2.83m (9'3") max x 2.70m (8'10")
Loft Room -	4.53m (14'10") x 3.53m (11'7")
Garage -	5.29m (17'4") x 2.60m (8'6")

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: 10th November 2020

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

