



245 Bosty Lane, Aldridge,  
Walsall, WS9 0QE

Offers Over £350,000

# Aldridge

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Occupying a popular residential location within easy reach of nearby amenities, schools and transport links, this delightful, detached property offers beautifully presented accommodation - ideally suited to being a superb family - and internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy open-plan lounge / dining room with bay window to the front elevation, French windows to the rear and fireplace housing log burner. Completing the ground floor there is the kitchen / breakfast room which has a range of units, electric cooker point, plumbing for a washing machine, door to the rear garden and access to useful utility area with garage beyond.

To the first floor there are three bedrooms - two generous doubles with fitted wardrobes and a single bedroom - and the bathroom with suite comprising WC, wash basin and bath with shower over.

Externally, the beautifully maintained rear garden is laid mainly to lawn with a selection of trees / bushes and a paved patio area and there is off-road parking to the front of the property with access to the garage via an up-and-over garage door.





## Property Specification

Porch -	2.39m (7'10") max x 1.90m (6'3")
Hall -	4.00m (13'1") x 2.10m (6'11") max
Lounge Area -	3.64m (11'11") x 3.54m (11'7")
Dining Area -	3.54m (11'7") plus bay x 3.49m (11'5")
Kitchen -	4.51m (14'10") max x 3.04m (10') max
Breakfast Area -	2.59m (8'6") x 1.95m (6'5")
Utility -	2.30m (7'7") x 2.00m (6'7")
Garage -	5.36m (17'7") x 2.30m (7'7")
Bedroom 1 -	3.66m (12') x 3.54m (11'7")
Bedroom 2 -	3.54m (11'7") plus bay x 3.49m (11'5")
Bedroom 3 -	2.17m (7'1") x 2.08m (6'10")
Bathroom -	2.42m (7'11") x 1.95m (6'5")

### 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: 31st October 2023

### Viewer's Note:

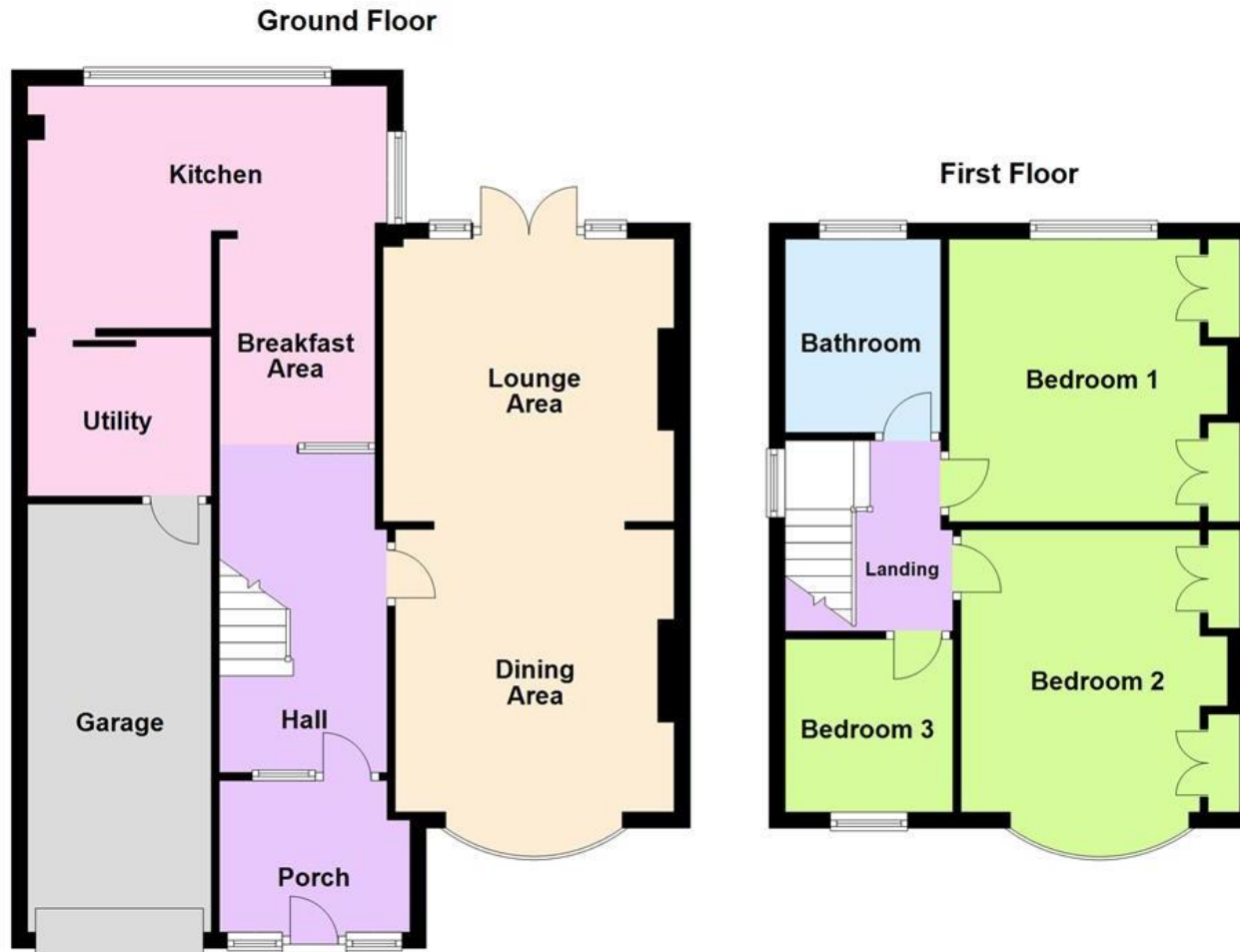
Services connected: Gas, Electricity, Water & Drainage

Council tax band: E

Tenure: Freehold

# 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>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

