



Elmdale Drive, Aldridge
Walsall, WS9 8LQ

Offers in the Region Of £275,000

Aldridge

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Set in a popular residential location, within easy reach of schools and amenities and offered for sale with no onward chain, this semi-detached house provides excellent scope for modernisation / improvement and an internal viewing is highly recommended to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and spacious lounge / dining room with patio door to the rear garden and the kitchen which features a range of wall / base units, gas cooker point, plumbing for a dishwasher and access to built-in storage cupboards.

To the first floor there are three excellent bedrooms and the shower room with suite comprising WC, wash basin and double walk-in shower cubicle with mains shower over.

Externally, the rear garden is laid mainly to lawn with a selection of plants / bushes and a paved patio area and there is off-road parking to the front of the property which gives access to the garage which has a useful utility area to the rear.





Property Specification

Hall

Lounge/Dining Room

5.76m (18'11") max x 4.57m (15') max

Kitchen

2.75m (9') x 2.34m (7'8")

Garage

5.72m (18'9") x 2.55m (8'4")

Utility

2.48m (8'2") x 1.84m (6'1")

Landing

Bedroom 1

3.61m (11'10") into wardrobes x 3.46m (11'4")

Bedroom 2

3.55m (11'8") x 3.07m (10'1")

Bedroom 3

2.65m (8'8") x 2.58m (8'6")

Shower Room

2.26m (7'5") x 2.05m (6'9")

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:

Viewer's Note:

Services connected: All mains services connected.

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

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	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

