



Wheatland Grove, Aldridge
Walsall, WS9 0SR

Offers Over £380,000

Aldridge

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Set in a popular Cul-de-Sac location, within easy reach of amenities, schools and transport links, this superb three-storey semi-detached house boasts far reaching views to the rear and offers well presented interiors with an internal viewing essential to fully appreciate all it has to offer.

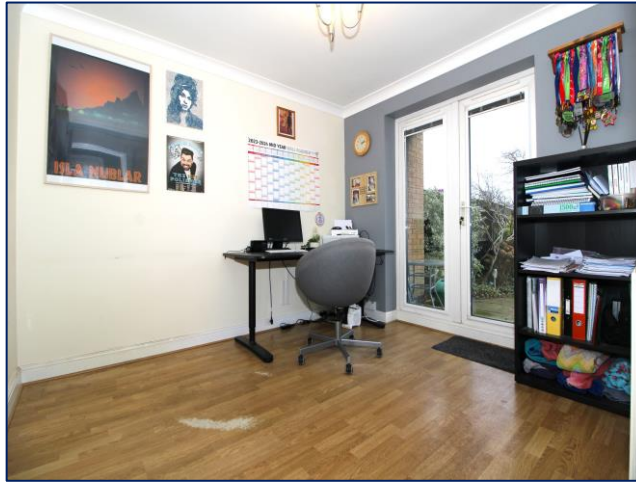
Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, study / bedroom four, useful utility room and storage area with power, lighting and door through into the garage.

To the first floor there is the light and airy living room which has a feature fireplace with gas fire inset and French windows opening on to the balcony which offers a pleasant place to sit and take in the views to the rear. Completing the first floor there is the beautifully appointed kitchen / diner which features a range of modern gloss fronted wall / base units, integrated fridge, freezer, wine cooler, dishwasher, double oven and hob with extractor over, space for a dining table and Juliet balcony.

To the second floor, bedroom one is a good-sized double bedroom with fitted wardrobe space and an ensuite shower room and there are two further bedrooms with fitted wardrobes and the family bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / bushes and a paved patio area and there is driveway parking to the front of the property.





Property Specification

Ground Floor

Bedroom Four / Study 2.95m (9'8") x 2.77m (9'1")

Utility 2.02m (6'7") x 1.80m (5'11")

Storage 2.77m (9'1") x 2.35m (7'9")

Garage 4.50m (14'9") x 2.77m (9'1")

WC

First Floor

Living Room 5.64m (18'6") max x 4.89m (16') max

Kitchen/Diner 4.89m (16') max x 4.12m (13'6") max

Second Floor

Bedroom 1 3.64m (11'11") max into wardrobes
x 3.63m (11'11")

En-suite 2.47m (8'1") max x 2.06m (6'9") max

Bedroom 2 4.00m (13'1") x 2.70m (8'10")

Bedroom 3 4.00m (13'1") x 2.11m (6'11")

Bathroom 2.16m (7'1") x 1.69m (5'6")

Viewer's Note:

Services connected: Gas, electricity, water and drainage.
Council tax band: E
Tenure: Freehold

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: 8th February 2024

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

