



23 Station Road, Aldridge,  
Walsall, WS9 0BL

Offers in the Region Of £285,000

# Aldridge

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Set within easy reach of amenities and transport links and with the excellent amenities of the centre of Aldridge only a short distance away, this superb semi-detached house boasts beautifully presented accommodation 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, light and airy lounge with bay window to the front elevation and access through to the superb kitchen/dining room which features a range of wall/base units, integrated oven and hob with extractor over, plumbing for a washing machine and dishwasher, door to under-stairs storage cupboard and access to "snug" with French windows to the rear garden.

To the first floor there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath with shower mixer tap fitment.

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





## Property Specification

Lounge - 4.23m (13'10") into bay x 3.80m (12'6")

Kitchen/Dining Room -  
5.70m (18'9") x 4.85m (15'11")

Snug - 3.38m (11'1") x 2.30m (7'7")

Bedroom 1 - 3.65m (12') x 3.07m (10'1")

Bedroom 2 - 3.37m (11'1") x 2.75m (9')

Bedroom 3 - 3.08m (10'1") x 2.00m (6'7")

Bathroom - 1.82m (6') x 1.74m (5'8")

### 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: 15th February 2024

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: B

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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

# Map Location

