



6 Beacon Heights, Pinfold Lane,
Aldridge, Walsall, WS9 0QX

Offers in the Region Of £85,000

Aldridge

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Occupying an excellent position on the ever-popular "Beacon Heights" park home site, sitting adjacent to a field and offered for sale with no onward chain, this well-proportioned property provides excellent scope for modernisation/improvement and an early viewing is highly advised.

Internal inspection reveals a good-sized living room with window to the front elevation, French windows leading out to the garden area and door into the kitchen which offers a range of fitted units, plumbing for a washing machine and archway leading into the breakfast area. Completing the accommodation there are three bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, the garden area is predominantly paved with with a variety of shrubs/bushes and has access to a brick-built store.





Property Specification

Lounge -	4.46m (14'8") x 3.97m (13') max
Kitchen -	2.64m (8'8") max x 2.20m (7'3")
Breakfast Area -	2.65m (8'8") x 1.82m (6') max
Bedroom 1 -	2.92m (9'7") x 2.36m (7'9")
Bedroom 2 -	2.87m (9'5") max x 2.36m (7'9") max
Bedroom 3 -	2.92m (9'7") x 2.14m (7')
Bathroom -	2.09m (6'10") x 1.68m (5'6")

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: 17th June 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: A
Tenure: Leasehold
Pitch Fee - £1779.60 p/a

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		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

