



34 Whetstone Lane, Aldridge
Walsall, WS9 0JB

Offers in Excess of £350,000

Aldridge

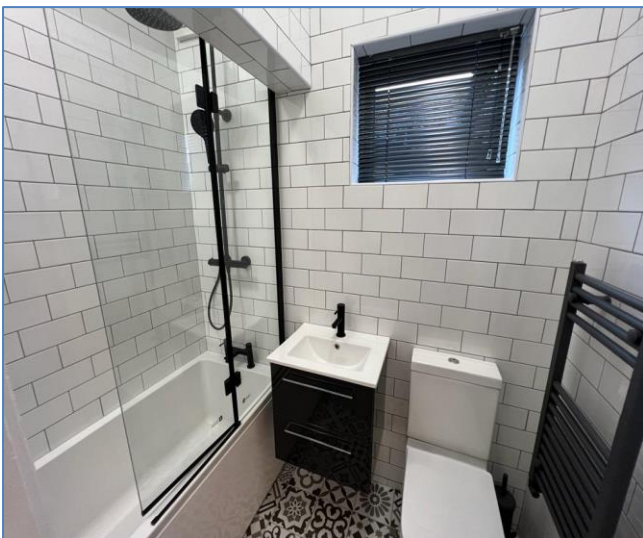
Offers in Excess of £350,000



Set in a popular residential location, within easy reach of highly regarded schools and the excellent amenities of the centre of Aldridge, this superb, mid terraced property has been thoughtfully modernised and improved by the current owners, boasting immaculately presented accommodation and is offered for sale with the benefit of no onward chain. Internal inspection is highly recommended and reveals a welcoming entrance hallway with attractive flooring and stairs to the first floor, light and airy front reception room with bay window and rustic brick arch fireplace and further rear reception with further feature fireplace and double glazed door leading into the rear garden. Completing the ground floor there is the superb refitted kitchen which features a number of fitted units, integrated oven and hob with extractor over, access to under-stairs storage cupboard and access through to the useful utility area which has plumbing for a washing machine, wall mounted central heating boiler, door to rear garden and access to ground floor wet-room. To the first floor, the impressive landing has a built in storage cupboard and gives access to the three excellent bedrooms - two generous doubles and a good sized single - and the refitted bathroom which boasts striking feature flooring and a white suite comprising WC, wash basin with contemporary vanity unit with pull-out drawers and bath with shower over. Externally, there is a good sized and neatly maintained rear garden which is laid mainly to lawn with a selection of trees and a paved patio area and there is driveway parking to the front of the property.

In addition, the property comes to market with the advantage of approval for a larger home extension for a single storey flat roofed rear extension, 4.95 metres deep from the original rear elevation, 3.00 metres maximum height measured externally from the natural ground level, 3.00 metres high at the eaves measured externally from the natural ground level.





Property Specification

MODERNISED AND IMPROVED THROUGHOUT
THREE GOOD SIZE BEDROOMS
TWO EXCELLENT RECEPTION ROOMS
NEWLY FITTED KITCHEN
SEPARATE UTILITY ROOM

Reception Hallway

Front Reception Room
14' 1" into the bay x 11' 11" (4.28m into the bay x 3.64m)

Rear Reception Room
12' 0" x 11' 11" (3.65m x 3.62m)

Modern Fitted Kitchen
15' 5" x 9' 11" (4.69m x 3.03m)

Utility Room
13' 7" max x 10' 0" (4.15m max x 3.06m)

Ground Floor Wet Room
6' 0" x 5' 4" (1.83m x 1.62m)

Master Bedroom
15' 6" x 11' 10" (4.73m x 3.61m)

Bedroom Two
11' 11" x 9' 1" (3.64m x 2.76m)

Bedroom Three
10' 0" x 8' 2" (3.05m x 2.49m)

Family Bathroom

Impressive Rear Garden

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: Gas, Electric, Drainage, Water
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

New
Instruction
Awaiting
E.P.C.

Map Location

