



Brandon Close, Aldridge/Streetly Borders
Walsall, WS9 0PN

Offers in the Region Of £395,000

This versatile three bedroom detached dormer bungalow offers a wide range of impressive features, situated in a cul de sac off Chester Road on the borders of Streetly and Aldridge, it is ideal for any families or downsizers searching in the area.

Approached via a paved driveway with neatly maintained front lawn, the accommodation briefly comprises of an entrance porch with access to the integral garage, and a large welcoming hallway flowing through into the various living spaces and bedrooms.

The lounge offers spacious accommodation to the rear of the property, with sliding doors out to a conservatory overlooking the beautiful private garden. There is also a kitchen to the rear with ample breakfast space for a family.

The ground floor further benefits from a large shower room, and two bedrooms. The master bedroom to the fore is a particularly impressive size, and both ground floor bedrooms have fitted wardrobes.

There are stairs off the hallway leading up a third bedroom, with fitted wardrobes, and another door providing access to the huge loft space with great potential.

Outside is a wonderful cosy rear garden, with a paved patio area and neatly maintained lawn, and attractive shrubbery throughout with private outlook.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Porch 3' 10" x 3' 5"
(1.18m x 1.04m)

Hallway

Lounge 15' 10" x 10' 11"
(4.82m x 3.33m)

Conservatory 8' 10" x 8' 2"
(2.69m x 2.50m)

Kitchen/Breakfast Room 11' 5" x 11' 3"
(3.48m x 3.44m)

Bedroom One 14' 9" x 13' 3"
(4.50m x 4.05m)

Bedroom Two 10' 1" x 7' 2"
(3.07m x 2.19m)

Shower Room 8' 10" x 6' 4"
(2.69m x 1.92m)

Integral Garage 15' 5" x 9' 3"
(4.70m x 2.81m)

Bedroom Three 11' 9" x 8' 10"
(3.59m x 2.68m)

Loft





Floor Plan

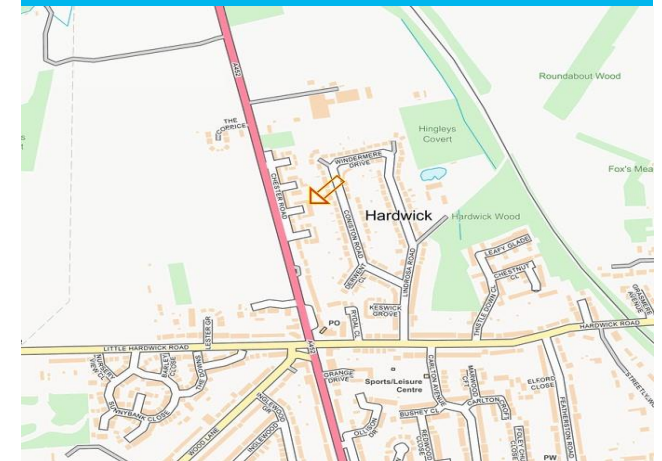
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 10th July 2023