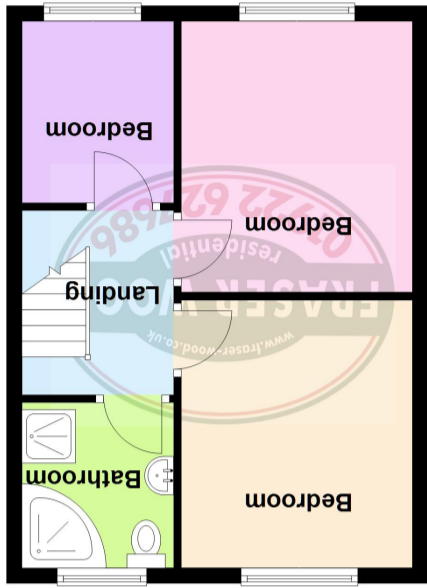




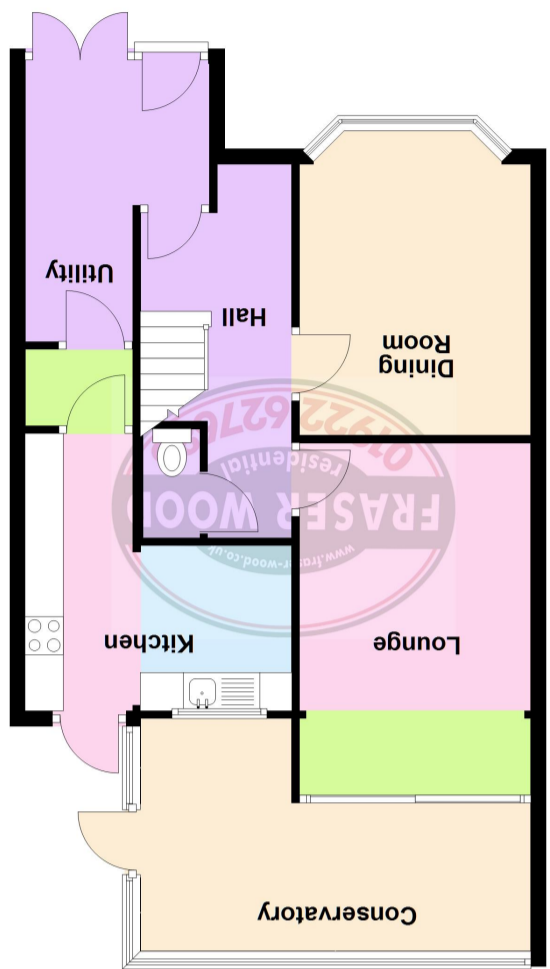
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

120 Redhouse Lane, Aldridge

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)



First Floor
Approx. 36.4 sq. metres



Ground Floor
Approx. 66.6 sq. metres



120 Redhouse Lane, Aldridge, WS9 0DB

OFFERS REGION £249,995



120 REDHOUSE LANE, ALDRIDGE

This semi-detached house occupies a pleasant position in this popular residential area, well served by all amenities including public transport services to neighbouring areas and schools for children of all ages.

The property affords an excellent opportunity for the discerning purchaser and the deceptively spacious accommodation briefly comprises the following:- (all measurements approximate)

ENTRANCE PORCH

having UPVC entrance door and part tiled floor.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, laminate flooring and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin and ceiling light point.

DINING ROOM

4.12m x 3.18m (13' 6" x 10' 5") having angular bay window to front, ceiling light point, central heating radiator and laminate flooring.

LOUNGE

4.62m x 3.06m (15' 2" x 10' 0") having UPVC double glazed window and door to conservatory, ceiling light point, coved cornices, central heating radiator and electric fire.

CONSERVATORY

2.89m x 4.71m (9' 6" x 15' 5") having UPVC double glazed windows, two wall light points and UPVC door to rear garden.



KITCHEN

3.61m x 3.41m (11' 10" x 11' 2") having inset sink unit, wall and base cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, plumbing for automatic washing machine, appliance space, two ceiling light points, central heating radiator, laminate flooring, window to conservatory and part glazed door to rear garden.

UTILITY AREA

having central heating boiler and door to side store.

SIDE STORE

having UPVC double glazed doors to front and ceiling light point.

FIRST FLOOR LANDING

having single glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

3.52m x 3.04m (11' 7" x 10' 0") having UPVC double glazed window to rear, ceiling light point and laminate flooring.

BEDROOM NO 2

3.47m x 3.04m (11' 5" x 10' 0") having ceiling light point and UPVC double glazed window to front.

BEDROOM NO 3

2.46m x 1.83m (8' 1" x 6' 0") having ceiling light point and UPVC double glazed window to front.

BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, gravelled area, a variety of shrubs and pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn, well stocked flower and shrub borders, variety of trees and bushes and timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/22/01/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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