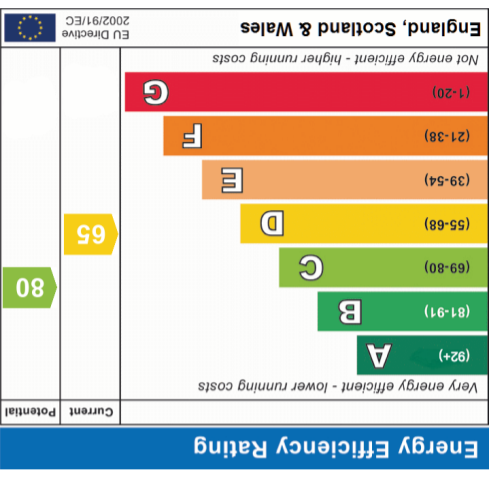




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



3 Aldridge Road, Walsall, WS4 2JN

OFFERS REGION £360,000



3 ALDRIDGE ROAD, WALSALL

This traditional style, three bedroomed, semi-detached house occupies a pleasant position in this popular and sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and the M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Although in need of certain modernisation/refurbishment, the property has the benefit of a good sized rear garden and the accommodation briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC entrance door, UPVC double glazed windows, ceiling light point and built-in store cupboard.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stair storage cupboard and stairs off to first floor.

GUEST CLOAKROOM

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

LOUNGE

3.96m x 3.26m (13' 0" x 10' 8") having double doors to conservatory, ceiling light point, two wall light points and central heating radiator.

CONSERVATORY

3.38m x 2.82m (11' 1" x 9' 3") having UPVC double glazed windows, ceiling fan with light point, tiled floor and UPVC double glazed door to rear garden.



DINING ROOM

4.32m x 3.27m (14' 2" x 10' 9") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

KITCHEN

4.01m x 2.57m (13' 2" x 8' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, gas cooker point, appliance space, central heating boiler, two strip lights and UPVC double glazed window to rear.

UTILITY ROOM

3.73m x 1.97m (12' 3" x 6' 6") having inset stainless steel sink unit, base and drawer cupboards, roll top work surfaces, plumbing for automatic washing machine, appliance space, strip light, UPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to front, wall light point and airing cupboard.

BEDROOM NO 1

3.95m x 3.29m (13' 0" x 10' 10") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and laminate flooring.

BEDROOM NO 2

3.96m x 3.28m (13' 0" x 10' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 3

2.58m x 2.07m (8' 6" x 6' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and laminate flooring.



SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, coved cornices and UPVC double glazed window to side.

OUTSIDE

LAWNED FOREGARDEN

with borders, DRIVEWAY providing off-road parking facilities and access to garage, and with pathway leading to front entrance door.

SIDE GARAGE

5.70m x 2.16m (18' 8" x 7' 1") having double doors to front, power and lighting.

ENCLOSED, LONG REAR GARDEN

with timber fencing surrounds, paved patio area, mainly laid to lawn with well stocked flower and shrub borders, a variety of trees and bushes and with 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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/01/07/24

© FRASER WOOD 2024.

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.

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.