



235 WALSALL ROAD, ALDRIDGE

This detached bungalow, although in need of complete modernisation and refurbishment, offers an excellent opportunity for the discerning purchaser to improve the accommodation of two/three bedroomed bungalow to suit their own particular requirements. The property has had a water leak in the lounge and part of the ceiling has been displaced.

The property is located in a good residential area between Aldridge and Walsall, being convenient for all amenities along Walsall Road to neighbouring areas and beyond and schools for children of all ages.

The accommodation briefly comprises the following:- (all measurements approximate)

PORCH leading to:

HALLWAY

with STORAGE/CLOAKS AREA off, 6' 4" x 4' 7" (1.93m x 1.40m).

THROUGH LOUNGE/DINING ROOM

19' 3" into bay x 17' 5" (5.87m x 5.31m) plus additional 9' 8" x 4' 8" (2.95m x 1.42m) , having as its focal point a York stone fireplace and inset, two hot water radiators, double glazed patio doors and UPVC double glazed leaded windows. There is damage to the ceiling due to a previous water leak.

KITCHEN

12' 9" x 7' 6" (3.89m x 2.29m) with part tiled walls and a range of fitted base and wall cupboards, work surfaces with inset stainless steel sink unit having mixer tap above, gas hob and electric oven, breakfast bar and two UPVC double glazed windows.

SIDE/REAR LAUNDRY ROOM

16' 3" x 6' 2" (4.95m x 1.88m) with plumbing for automatic washing machine, sink unit and a range of fitted base units.

BEDROOM NO 1 (Rear)

17' 2" x 10' 2" (5.23m x 3.10m) with three UPVC double glazed leaded windows and two hot water radiators.

BEDROOM NO 2 (Rear)

10' 4" x 7' 10" (3.15m x 2.39m) with hot water radiator and UPVC double glazed leaded window.

BEDROOM NO 3/FRONT DINING ROOM

12' x 10' 6" (3.66m x 3.20m) with UPVC double glazed leaded window, hot water radiator and coved ceiling.

FULLY TILED BATHROOM

having bath with Mira shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

LAWNED FOREGARDEN

with BLOCK PAVED DRIVEWAY providing off-road parking facilities and access to:

DOUBLE GARAGE

15' 8" x 15' 8" (4.78m x 4.78m) plus additional 6' 9" x 4'(2.06m x 1.21m) with electrically operated up-and-over entrance door.

EXTENSIVE REAR GARDEN

having BRICK BUILT STORE, GARDEN W.C. and additional STORES leading to an overgrown garden.

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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/10/06/25

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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.

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.