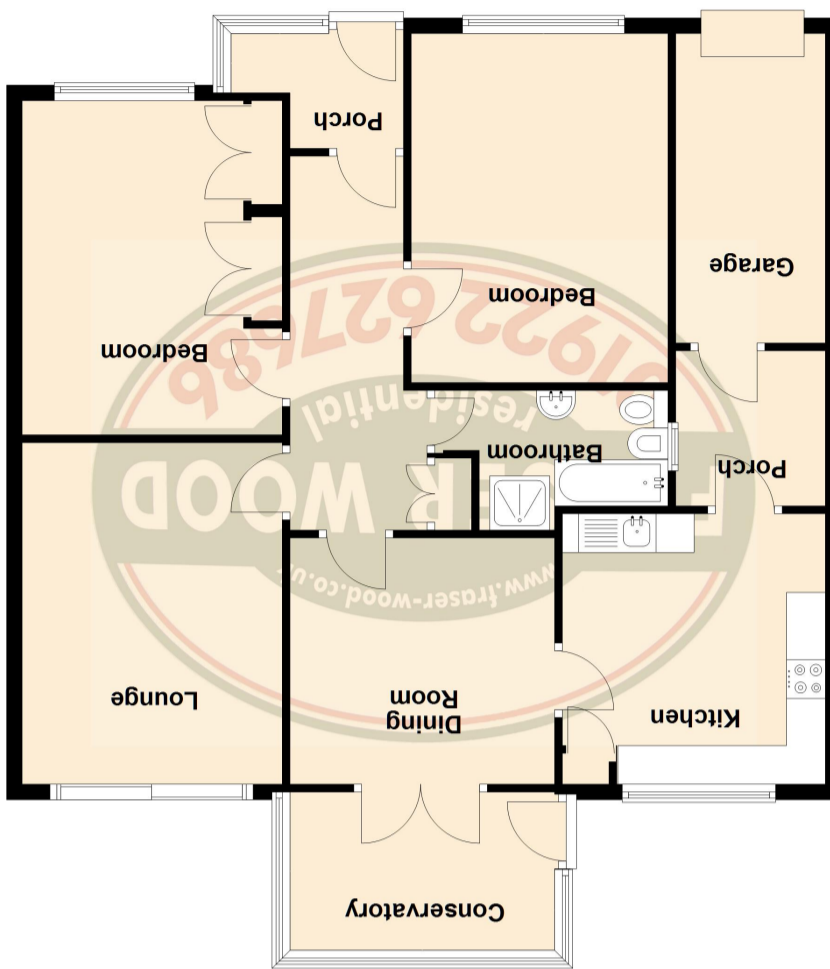




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 105.5 sq. metres (1136.0 sq. feet)



Ground Floor
Approx. 105.5 sq. metres (1136.0 sq. feet)

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	56
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England, Scotland & Wales



49 Harborough Drive, Aldridge, WS9 0ET

OFFERS REGION £375,000



49 HARBOROUGH DRIVE, ALDRIDGE

This conveniently situated detached bungalow is located in this prominent and well-respected area of Aldridge within reasonable distance of the village centre and various shops, restaurants and coffee bars and also within reasonable access of neighbouring areas.

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following: - (all measurements approximate)

UPVC double glazed PORCH ENTRANCE leading to:

RECEPTION HALL

with hot water radiator.

LOUNGE

14' 4" x 11' 3" (4.37m x 3.43m) with feature brick-built fireplace having coal effect gas fire and double panel hot water radiator.

REAR DINING ROOM

10' x 11' 2" (3.05m x 3.40m) with hot water radiator and French doors opening to sun lounge.

SUN LOUNGE

8' x 6' (2.44m x 1.83m)

PART TILED KITCHEN

8' 6" x 11' (2.59m x 3.35m) having inset sink unit with mixer taps above, a full range of fitted base and wall cupboards, work surfaces, UPVC double glazed window overlooking rear garden.



BEDROOM NO 1 (Front)

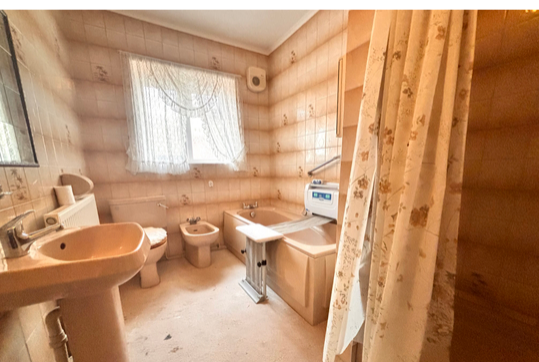
13' 8" x 11' (4.17m x 3.35m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Front)

13' 5" x 11' 4" (4.09m x 3.45m) with hot water radiator and UPVC double glazed window.

FULLY TILED BATHROOM

having panelled bath, separate shower tray, w.c., bidet, wash hand basin, hot water radiator and UPVC double glazed window.



OUTSIDE

HEDGED FOREGARDEN

with EXTENSIVE PARKING AREA leading to:

GARAGE

13' 6" x 7' 5" (4.12m x 2.26m) with up-and-over entrance door.

ENCLOSED REAR GARDEN

having part paved patio area leading to a mature lawn with borders.

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.

AP/DBH/27/03/26

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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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