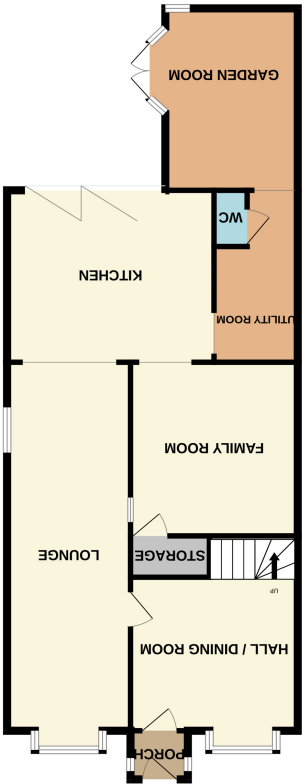


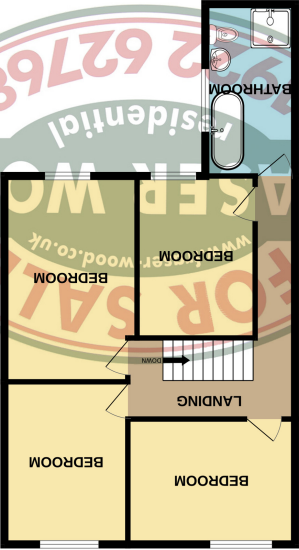


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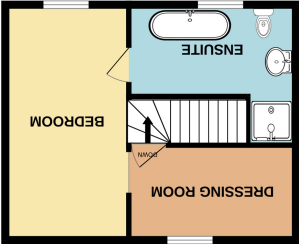
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2.025



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating			England, Scotland & Wales		
			EU Directive 2002/91/EC		
Potential	Current	53	72	Very energy efficient - lower running costs	
				A	(92+)
				B	(81-91)
				C	(69-80)
				D	(55-68)
				E	(39-54)
				F	(21-38)
				G	(1-20)
				Not energy efficient - higher running costs	



98 Birmingham Road, Aldridge, WS9 0AQ

OFFERS REGION £595,000





98 BIRMINGHAM ROAD, ALDRIDGE

This exceptionally well presented, extended Edwardian semi-detached house, standing in grounds of just over a quarter of an acre, offers an excellent opportunity for the discerning purchaser, in particular anyone wishing to work from home, having the added benefit of a double garage plus workshop/barn at the rear.

The property is conveniently located in this popular and sought after area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and shopping facilities within Aldridge centre.

Viewing is highly recommended to fully appreciate the deceptively spacious accommodation, which tastefully combines original features with modern touches and briefly comprises the following:- (all measurements approximate).

PORCH

having entrance door, pin spot lighting, tiled floor and stained glass leaded light effect windows to side.

HALL/DINING ROOM

3.71m x 3.50m (12' 2" x 11' 6") having entrance door, UPVC double glazed square bay window to front, ceiling light point, central heating radiator, wooden flooring, feature fireplace surround and stairs off to first floor.

LOUNGE

8.77m maximum x 2.74m (28' 9" x 9' 0") having UPVC double glazed square bay window to front, two ceiling light points, two central heating radiators, wooden flooring, coved cornices and UPVC double glazed leaded light effect window to side.

FAMILY ROOM

3.84m x 3.48m (12' 7" x 11' 5") having ceiling light point, central heating radiator, wooden flooring, under stairs store cupboard and feature fireplace surround with fitted gas fire.

KITCHEN

4.80m x 3.81m (15' 9" x 12' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, quartz work tops with splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, pin spot lighting with additional ceiling light point, central heating radiator, kitchen island with breakfast bar, Velux roof windows and tri-folding door to rear garden.

UTILITY ROOM

3.83m x 2.00m (12' 7" x 6' 7") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, tiled splash back surrounds, appliance space, plumbing for automatic washing machine, ceiling light point and tiled floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, part tiled walls, ceiling light point, extractor fan and tiled floor.

GARDEN ROOM

4.06m maximum x 3.06m (13' 4" x 10' 0") having UPVC double glazed windows, ceiling fan with light point, tiled floor, brick built fireplace surround with log burner, Velux roof windows and UPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

having two ceiling light points, central heating radiator and stairs off to second floor.

BEDROOM NO 2

3.93m x 2.76m (12' 11" x 9' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

3.93m x 2.75m (12' 11" x 9' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 4

3.84m x 2.77m (12' 7" x 9' 1") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 5

3.46m x 2.92m (11' 4" x 9' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BATHROOM

having white suite comprising roll edge bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, central heating boiler and UPVC double glazed window to side.

SECOND FLOOR

BEDROOM NO 1

5.23m x 2.76m (17' 2" x 9' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

EN SUITE BATHROOM

having roll edge bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., wall light point, heated towel rail and UPVC double glazed window to rear.

DRESSING ROOM

3.76m x 2.11m minimum (12' 4" x 6' 11") having Velux roof window to front, wall light point and central heating radiator.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, a variety of trees and bushes and pathway to front entrance door.

REAR GARDEN

having electrically operated entrance gates to front with FURTHER DRIVEWAY providing secure off-road parking, BRICK BUILT STORE SHED and W.C., cold water hose tap, LARGE WORKSHOP/BARN with wood burning stove, mature lawn, a variety of trees and bushes and with timber fencing surround.

GARAGE

having doors to front, windows to side, power and lighting.

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/04/06/25 © FRASER WOOD 2025.

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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