8 ALDRIDGE CLOSE, OLDBURY, WEST MIDLANDS, B68 9NY

£265,000
LOCATION
The property occupies a pleasant cul-de-sac position upon this popular development and is handy for local amenities and facilities, with Langley Green train station less than a mile away, whilst the local major road network enables commuting to the surrounding areas. The property can be found by turning off Dog Kennel Lane into Starkie Drive, then left into Aldridge Close where the bungalow will be found at the head of the cul-de-sac as indicated via the agents for sale board.

DESCRIPTION
This spacious & well maintained individually designed modern detached bungalow can be found tucked away at the head of a quiet cul-de-sac. Set on good sized plot with large frontage and double garage plus secure gated parking it also has no upward chain. The accommodation briefly comprises of entrance porch, hall, lounge, fitted breakfast kitchen, conservatory, three bedrooms and wet room. Externally to the rear there is a low maintenance most private garden with feature pond. The property benefits from gas central heating & majority upvc double glazing. The property is non standard construction. EPC Rating: D

Part glazed upvc door leads to Entrance Porch

Entrance Porch
Having tiled floor, wall light point and wooden door to hall.

Hall
Having ceiling light point and door to lounge.

Lounge 16’ 8’’ x 11’ 3’’ (5.08m x 3.43m)
Front Facing - Having feature fire surround with electric fire, double panel radiator, single panel radiator, two ceiling light points, ceiling fan, and doors to inner hallway and kitchen/diner.

Kitchen/Diner 16’ 2’’ x 8’ 3’’ (4.92m x 2.51m)
Side Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit with waste disposal, courtesy tiling, built in electric oven, gas hob with cooker hood over, integrated washer/dryer, space for fridge freezer, laminate tiled flooring, double panel radiator, two ceiling light points, wall mounted gas central heating boiler and door to driveway.

Inner Hallway
Having doors to bedrooms and shower room, airing cupboard housing hot water tank, access to loft space and ceiling light point.

Bedroom One 14’ 2’’ x 8’ 10’’ (4.31m x 2.69m)
Rear facing - Having fitted furniture, single panel radiator and ceiling light point.

Bedroom Two 10’ 6’’ x 9’ 10’’ (3.20m x 2.99m)
Rear Facing - Having single panel radiator, ceiling light point and and patio door to conservatory.

Conservatory 17’ 5’’ x 7’ 9’’ (5.30m x 2.26m)
Timber framed with double glazing, having laminate flooring, electric storage heater, wall light point, ceiling light fan and patio door to rear garden.

Bedroom Three 7’ 6’’ x 7’ 0’’ (2.28m x 2.13m)
Side Facing - Having single panel radiator and ceiling light fan.

Wet Room
Side Facing - Having electric shower, low level wc, wash hand basin, extractor and ceiling light point.

Frontage
The property is set on a good sized plot with a sizeable frontage having large lawned area (approx two thirds belongs to the property - see agents for further details) and large block paved driveway providing access to double garage, rear garden and having double gates to secure hard standing/parking area suitable for vehicles or caravan.

Double Garage 17’ 2’’ x 16’ 4’’ (5.23m x 4.97m)
Having double roller shutter doors (one electrically operated) power and light.

Rear Garden
Private low maintenance enclosed garden with paved patio area and pond, having lawn beyond, bounded by herbaceous borders, timber shed and secure parking area.

Tenure
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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