



37 High Ridge, Aldridge,
Walsall, WS9 0DS

£235,000

Aldridge

£235,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this semi-detached house offers neatly presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, light and spacious open-plan lounge/dining room with French windows opening into the conservatory which overlooks the rear garden.

Completing the ground floor there is the extended kitchen/breakfast room which features a range of wall/base units, breakfast bar, integrated oven and hob with extractor over, access to utility room and "stable door" leading to the rear garden.

To the first floor there are three bedrooms - two generous doubles and a good sized single - and the bathroom with white suite comprising WC, wash basin and bath with electric shower over.

Externally, there is a neatly maintained rear garden and off-road parking to the front of the property with access to the garage via an electric roller-shutter door.





Property Specification

Hall

Dining Area - 3.95m (12'11") x 2.58m (8'6")

Lounge Area - 4.10m (13'5") x 4.03m (13'3") max

Conservatory

Breakfast Area - 3.16m (10'4") x 2.32m (7'7") max

Kitchen Area - 3.48m (11'5") x 2.22m (7'3")

Utility - 2.43m (8') x 1.58m (5'2")

Garage - 4.11m (13'6") x 2.43m (8')

Bedroom 1 - 3.73m (12'3") x 3.36m (11')

Bedroom 2 - 3.36m (11') x 3.02m (9'11")

Bedroom 3 - 2.82m (9'3") x 2.39m (7'10")

Bathroom - 2.39m (7'10") x 1.66m (5'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 3rd December 2024

Viewer's Note:

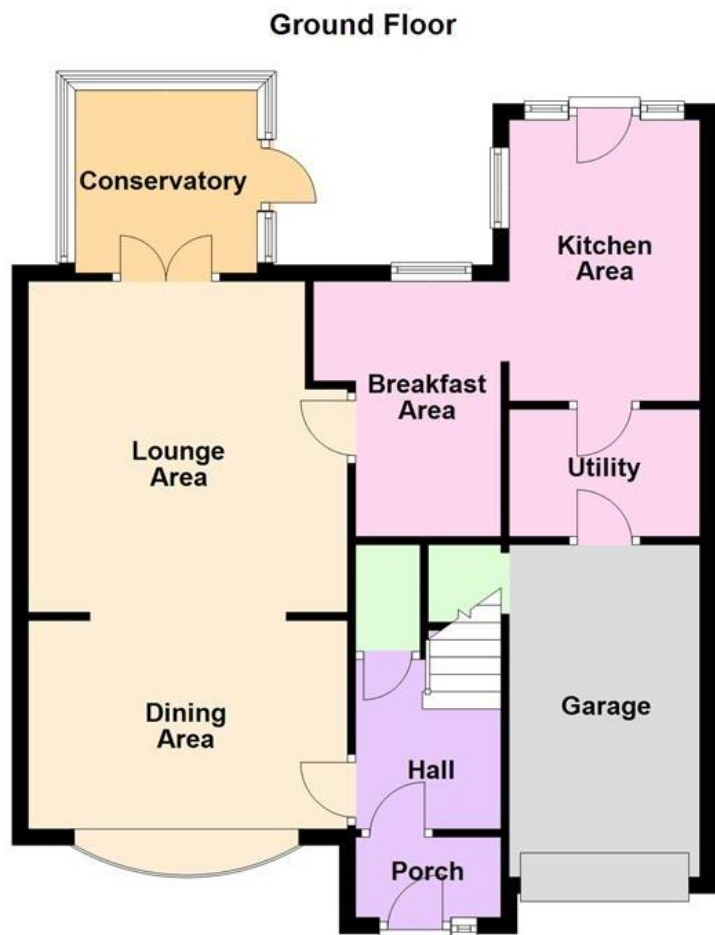
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

