



112 Hallcroft Way, Aldridge,
Walsall, WS9 8UL

£325,000

Aldridge

£325,000



Set within easy reach of the centre of Aldridge, with its excellent amenities and with access to highly regarded schools and superb transport links nearby, this semi-detached house boasts well-proportioned and neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

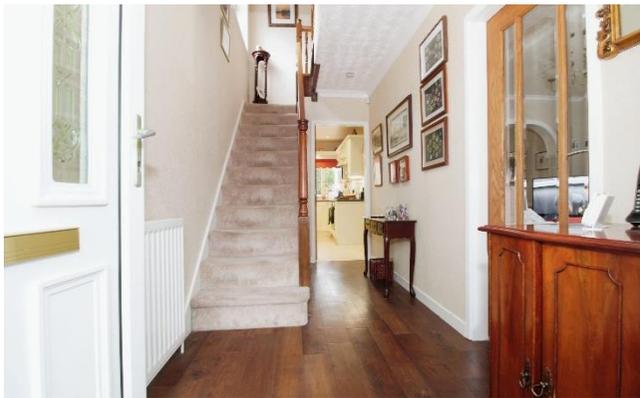
Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage, light and spacious open-plan lounge / dining room which is bathed in light from a large window to the front elevation and having an attractive feature fireplace and double-glazed sliding door leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the well-appointed kitchen which has a range of fitted units, integrated fridge, freezer, microwave, oven, gas hob with extractor over and access to the useful utility room which has doors to the rear garden, garage and guest WC.

To the first floor there are three bedrooms - two generous doubles (one of which has fitted wardrobes) and a single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the beautifully maintained rear garden features a selection of shrubs, trees and bushes with lawned and patio areas and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

Porch

Hall

Lounge Area - 4.66m (15'4") max x 3.29m (10'9")

Dining Area - 3.52m (11'6") x 3.00m (9'10")

Kitchen - 3.52m (11'6") x 2.13m (7')

Utility Area - 2.63m (8'8") x 2.22m (7'3")

WC

Conservatory - 3.07m (10'1") x 2.78m (9'2")

Bedroom 1 - 3.88m (12'9") x 3.32m (10'11")

Bedroom 2 - 3.64m (11'11") x 3.26m (10'8")
into wardrobes

Bedroom 3 - 2.94m (9'8") x 1.90m (6'3")

Bathroom - 2.76m (9'1") x 1.87m (6'2")

Garage - 4.87m (16') plus recess x 2.40m (7'11")

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: 17th January 2025

Viewer's Note:

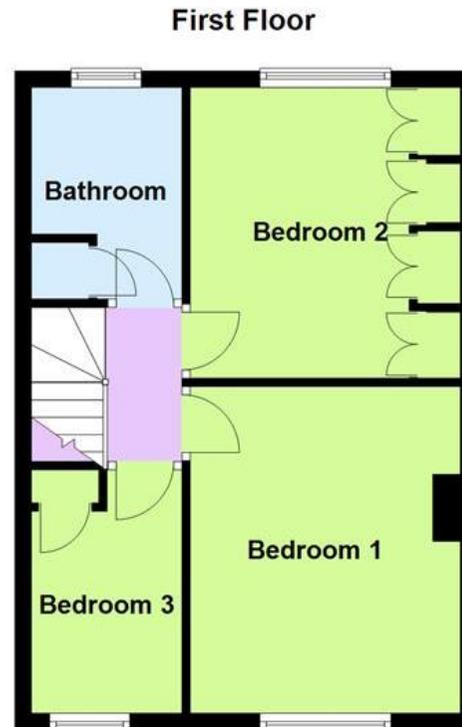
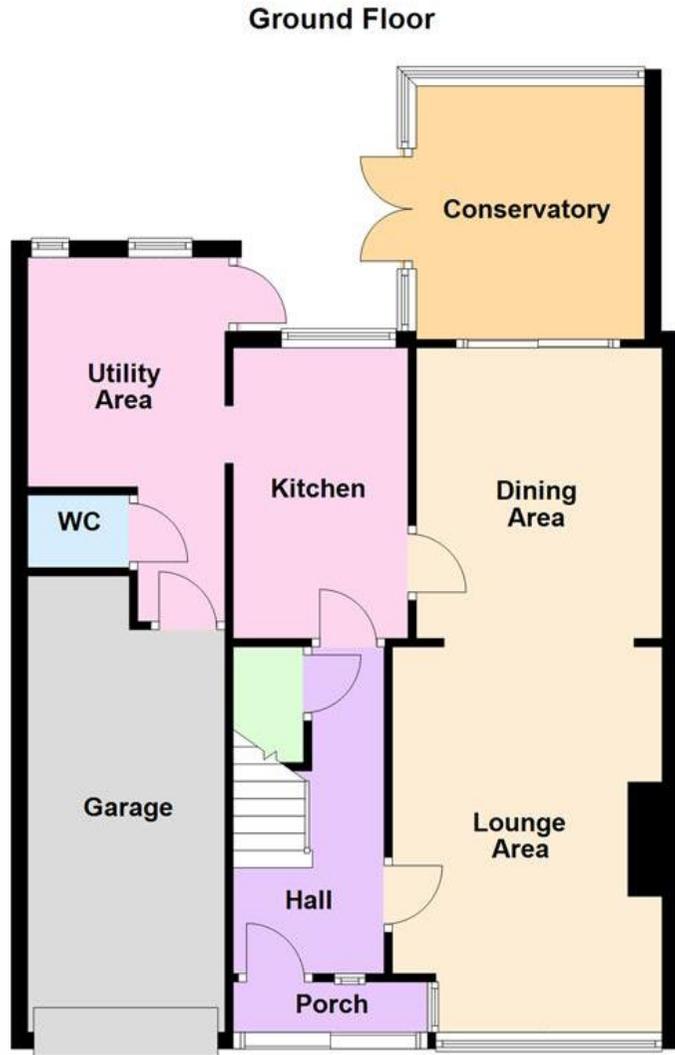
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		84
(69-80)	C		
(55-68)	D	64	
(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

