



10 Leacroft Close, Aldridge,  
Walsall, WS9 8RX

**£245,000**



# Aldridge

## £245,000

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Set within easy reach of the Centre of Aldridge with its excellent amenities and with access to nearby schools and transport links, this neatly presented mid-terraced property enjoys a quiet cul-de-sac location and an internal viewing is highly advised.

The accommodation includes entrance porch, light and airy through lounge / dining room with windows to the front and rear elevation, feature fireplace with gas fire inset, stairs to first floor and door into the well-appointed kitchen which has a range of wall / base units, integrated oven and hob with extractor over, plumbing for a washing machine, door into the rear garden and access to under-stairs storage with garage beyond.

To the first floor there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin with vanity unit and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is a block paved driveway to the front of the property with access to the garage via an up-and-over door.





## Property Specification

Lounge/Dining Room -	6.69m (21'11") x 3.49m (11'5") max
Kitchen -	3.39m (11'2") x 2.12m (6'11")
Bedroom 1 -	4.05m (13'4") max x 3.81m (12'6") max
Bedroom 2 -	3.65m (12') x 2.62m (8'7")
Bedroom 3 -	2.62m (8'7") x 2.35m (7'9")
Bathroom -	2.22m (7'3") x 2.14m (7')
Garage -	4.99m (16'4") x 2.47m (8'1")

### 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: 7th October 2022

### 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

