



Lawson Close, Aldridge
Walsall, WS9 0RX

Offers in the Region Of £450,000

Aldridge

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Paul Carr Estate Agents are pleased to bring to market this neatly presented three-bedroom detached bungalow set in a popular cul-de-sac location in Aldridge, offering far-reaching views to the front, a large foregarden with ample driveway parking leading to a single garage, and offered for sale with no onward chain.

The extended accommodation includes a generous, light and airy living room with two windows to the side, and an extended kitchen / diner with a range of fitted units, electric cooker point and space for a dining table. The kitchen provides access to a useful utility room, with a guest WC off and access to the neatly maintained rear garden.

The bedroom accommodation comprises a double bedroom with fitted wardrobes, a good-sized single bedroom also with fitted wardrobes, and a further dual-aspect double bedroom. The shower room includes a WC, wash basin and shower cubicle.

The bungalow is well located for Aldridge village centre, which offers supermarkets, independent shops, cafés and other local amenities. Nearby schools in Aldridge and the surrounding Walsall area make this a practical location for families.

Public transport links are within easy reach, with regular bus services towards Walsall, Birmingham and surrounding districts. The nearest train services are available from Walsall station, offering routes into Birmingham New Street in around 25-30 minutes, providing access to wider regional and national rail connections.

Local parks and green spaces around Aldridge offer opportunities for walking and recreation.





Property Specification

Hall

Lounge 5.67m (18'7") max x 3.63m (11'11")

Kitchen / Diner 4.97m (16'4") x 3.18m (10'5") max

Utility 3.38m (11'1") x 2.28m (7'6")

WC

Bedroom 1 3.63m (11'11") x 3.48m (11'5")

Bedroom 2 3.24m (10'8") x 2.93m (9'7")

Bedroom 3 3.91m (12'10") x 2.74m (9')

Shower Room 2.46m (8'1") x 2.02m (6'7")

Garage 6.50m (21'4") max x 2.64m (8'8") max

Viewer's Note

Services connected: Gas, electricity, water and drainage.
 Council tax band: D
 Tenure: Freehold

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

