



3 Whitehouse Way, Aldridge,  
Walsall, WS9 0BB

Offers in the Region Of £299,950

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Set in a popular cul-de-sac location, within easy reach of schools, amenities and transport links and offered for sale with no onward chain, this semi-detached house offers neatly presented accommodation whilst retaining scope for modernisation/improvement and an internal viewing is highly recommended to fully appreciate the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge with window to the front elevation, spacious dining room with patio door to the rear garden and further doorway leading into the well-appointed kitchen which has a range of wall/base units, gas cooker point, plumbing for a washing machine and door to rear lobby with access to guest WC, store room and garage and having door into the rear garden.

To the first floor there are three bedrooms - two generous doubles with built in wardrobes and a single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

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





### 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 April 2024

### Property Specification

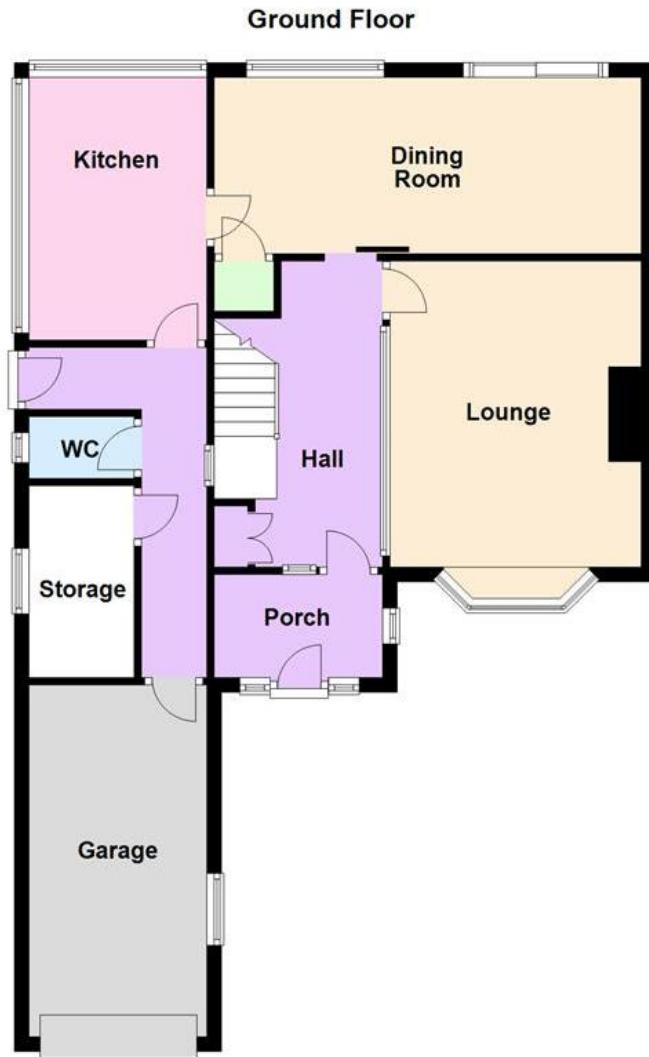
Hall -	4.21m (13'10") max x 2.32m (7'7")
Lounge -	4.21m (13'10") x 3.45m (11'4")
Dining Room -	5.87m (19'3") x 2.43m (8')
Kitchen -	3.61m (11'10") x 2.44m (8')
WC -	1.45m (4'9") x 0.85m (2'9")
Garage -	4.84m (15'10") x 2.53m (8'4")
Bedroom 1 -	3.39m (11'1") x 3.32m (10'11") to wardrobe front
Bedroom 2 -	3.39m (11'1") x 2.99m (9'10") to wardrobe front
Bedroom 3 -	2.42m (7'11") x 2.19m (7'2")
Bathroom -	2.42m (7'11") x 1.69m (5'7")

### Viewer's Note:

Services connected: Gas, Electric, Water & 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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

