



40 Berryfields, Aldridge,  
Walsall, WS9 0EE

**Offers Over £385,000**



# Aldridge

## Offers Over £385,000

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Berryfields is brought to the market offering excellent family accommodation with an impressive ground floor extension and improved to a high standard. The property is approached via a driveway offering the advantage of off-road parking to the occupier and leads to the welcoming porch entrance.

Internally, the ground floor benefits from a spacious hallway with stairs to the first floor and doors off. To the front of the ground floor, the property benefits from a pleasant lounge along with an additional sitting room which could be used as an additional ground floor bedroom.

To the rear of the ground floor, there is a magnificent extended open plan kitchen with dining and sitting area. The kitchen, benefitting from underfloor heating, is fitted with a comprehensive range of wall and base units, work surfaces, integrated wine cooler and dishwasher and 'Quooker' tap. The kitchen offers excellent family living space and further benefits from Bifold doors which have remote controlled internal blinds and overlook the rear garden. Continuing through the ground floor there is a useful utility room along with modern ground floor shower room.

To the first floor, there are three double bedrooms along with good size family bathroom comprising panelled bath, separate shower cubicle, low level w/c and wash hand basin.

To the rear there is a good size garden which is mainly laid to lawn with patio area.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.

Located nearby is Aldridge Village, providing excellent shops and amenities, along with local schools catering for all age groups. Transport links are easily accessible to surrounding areas including Walsall and Birmingham.







## Property Specification

Porch

Entrance Hallway

Lounge - 14' 3" max into bay x 10' 10"  
(4.35m max into bay x 3.29m)

Sitting Room/Bedroom Four -  
13' 3" x 8' 5"  
(4.04m x 2.57m)

Open Plan Kitchen, Diner & Sitting Room -  
29' 7" max x 24' 10" max  
(9.01m max x 7.58m max)

Utility Room - 9' 8" x 5' 11"  
(2.95m x 1.81m)

Ground Floor Shower Room

Bedroom One - 14' 3" max into bay x 10' 11"  
(4.35m x 3.32m)

Bedroom Two - 12' 0" x 10' 11"  
(3.65m x 3.32m)

Bedroom Three - 7' 9" x 6' 11"  
(2.35m x 2.11m)

Family Bathroom - 8' 4" x 7' 6"  
(2.54m x 2.28m)

### 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:

### Viewer's Note:

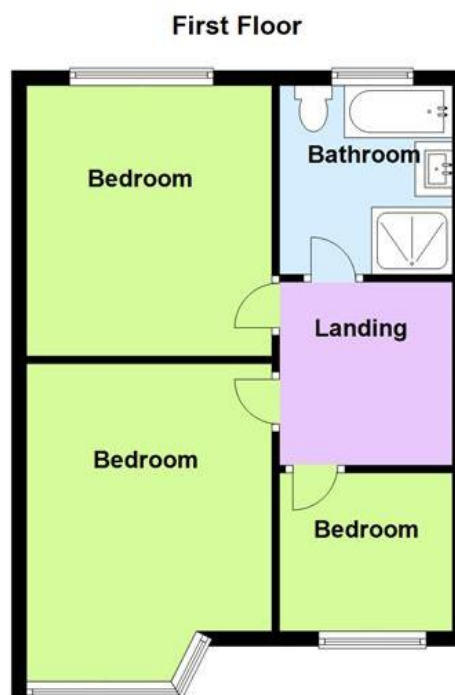
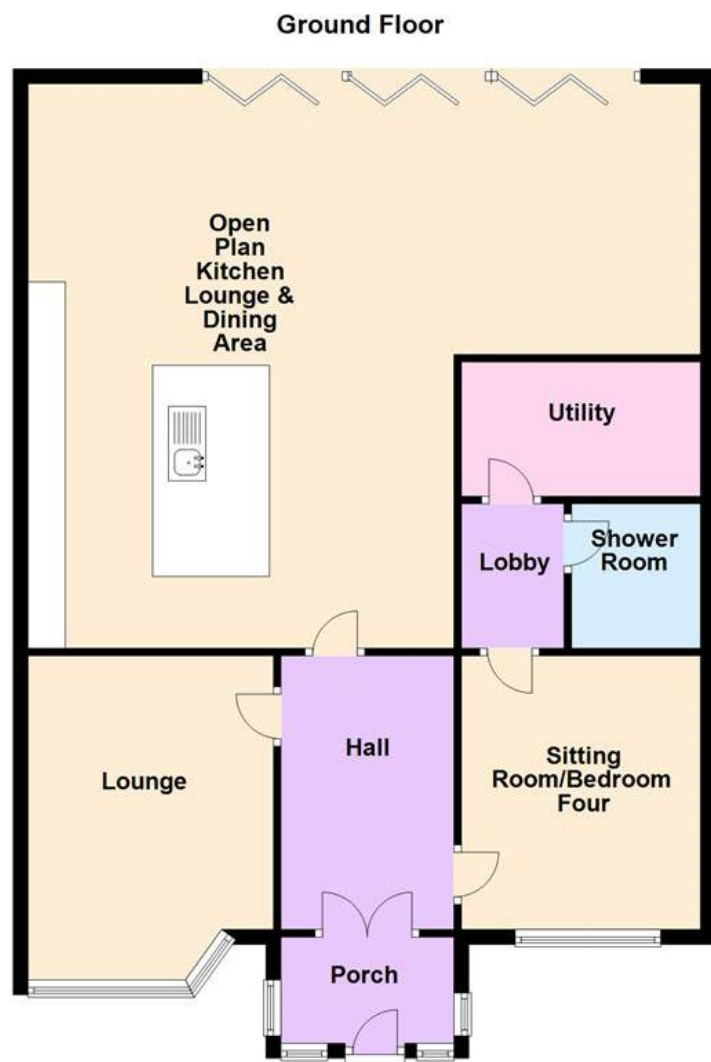
Services connected: Gas, Electric, Drainage and Water

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

