



48 Berryfields, Aldridge,
Walsall, WS9 0EB

Offers in Excess of £215,000

Aldridge

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this neatly presented semi-detached residence would make an ideal purchase for a first-time buyer or young family alike and early viewing is recommended to avoid disappointment.

The accommodation includes reception hallway, light and airy open plan through lounge/dining room with feature fireplace and doorway leading into the fitted kitchen with an array of storage units, window to rear elevation and door into the rear garden.

To the first floor there are three excellent bedrooms - two double and one single - and a modern fully tiled family bathroom with suite comprising WC, wash basin and bath with shower over.

To the second floor, the property has an added bonus of a versatile loft room.

Externally there is a generous rear garden, mainly laid to lawn with patio area.

The front of the property benefits from a block paved driveway providing ample off-road parking for multiple vehicles. A side gate allows access to the rear garden.





Property Specification

Hallway -	2.44m (8') x 1.66m (5'5")
Lounge/Diner -	6.66m (21'10") x 3.23m (10'7")
Kitchen -	4.25m (13'11") x 2.00m (6'7")
Bedroom 1 -	3.68m (12'1") x 3.38m (11'1")
Bedroom 2 -	3.28m (10'9") x 3.00m (9'10")
Bedroom 3 -	2.78m (9'1") x 2.44m (8')
Bathroom -	2.29m (7'6") x 1.60m (5'3")

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: 23rd November 2022

Viewer's Note:

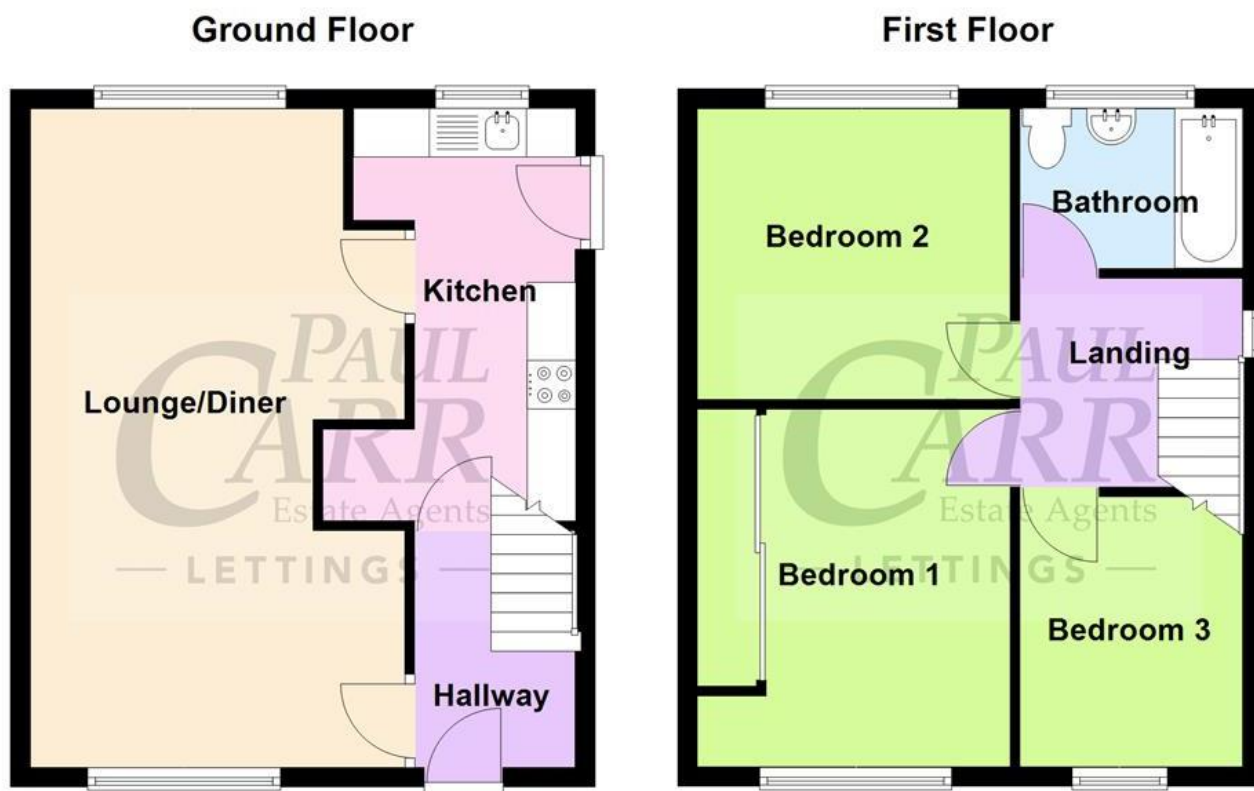
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

