



Bonner Grove, Aldridge  
Walsall, WS9 0DU

£210,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this neatly presented semi-detached property would make an ideal purchase for a first-time buyer or young family alike and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, built in storage cupboard and door leading into the dining room which is bathed in light from a large window to the front elevation and having double doors leading into the good-sized living room which has feature fireplace with gas fire inset, patio door to the rear and further door into the well-appointed kitchen which has a range of wall / base units, integrated double oven and hob with extractor over, plumbing for a washing machine and door into the rear garden.

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

Externally, the neatly maintained rear garden has a selection of shrubs / bushes with lawn and paved areas and there is a further lawned fore-garden with paved off-road parking area.





### 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: 2nd March 2023

## Property Specification

NEATLY PRESENTED SEMI-DETACHED HOUSE  
POPULAR RESIDENTIAL LOCATION  
AMENITIES AND SCHOOLS NEARBY  
LIGHT AND AIRY LIVING ROOM  
SEPARATE DINING ROOM

### Hall

**Lounge 4.11m (13'6") x 3.93m (12'11") max**

**Dining Room 3.93m (12'11") x 2.57m (8'5")**

**Kitchen 3.14m (10'4") x 1.68m (5'6") plus recess**

### Landing

**Bedroom 1 3.57m (11'9") x 3.35m (11')**

**Bedroom 2 3.35m (11') x 3.10m (10'2")**

**Bedroom 3 2.81m (9'3") x 2.41m (7'11")**

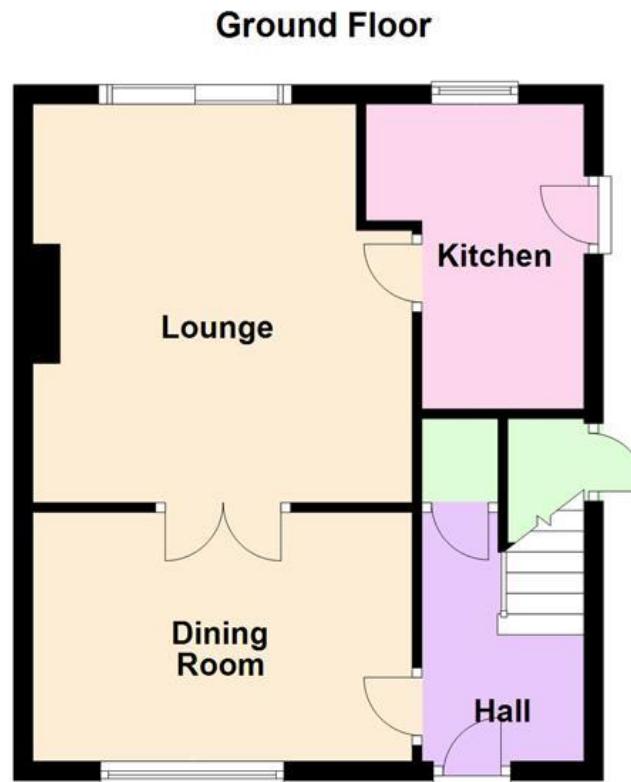
**Bathroom 2.26m (7'5") x 1.69m (5'7")**

### Viewer's Note:

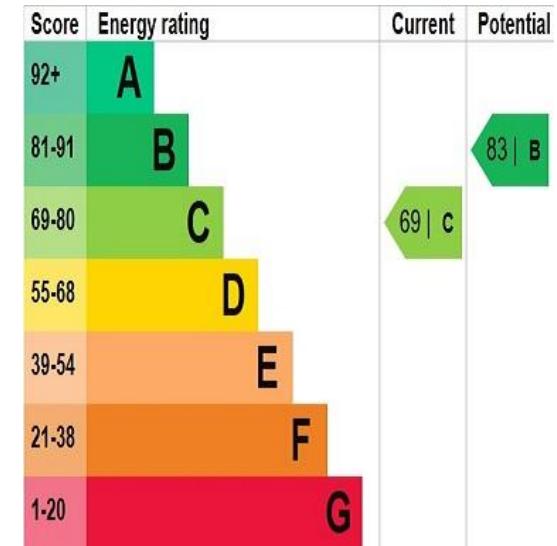
Services connected: Gas, Electricity, Water & Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating



# Map Location

