



4 Birch Tree Gardens, Aldridge,
Walsall, WS9 0JA

Offers in the Region Of £565,000

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Set in a sought-after Cul-de-Sac, within easy reach of the centre of Aldridge with its excellent amenities and with access to schools and transport links nearby, this fabulous, detached house has been tastefully improved by the current owner, boasting high quality fixtures/fittings and immaculately presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and spacious lounge with bow window to the front elevation, bifolding doors to the rear garden and striking feature fireplace.

Completing the ground floor, there is the stunning breakfast kitchen/dining room which features engineered oak flooring, a range of stylish fitted units, granite worktops with complementary upstands and glass splash-backs, breakfast bar, integrated full-height fridge and freezer, double oven, induction hob with built in extractor and archway leading into the useful utility room with plumbing for washing machine, space for tumble dryer and "stable door" leading into the rear garden.

To the first floor, bedroom one is a generous double bedroom with a range of fitted wardrobes and access to a stunning ensuite bathroom and there are two further double bedrooms and the stylish family shower room with tiled walls/flooring and suite comprising WC, wash basin and walk-in double shower cubicle with feature shower seat finished in attractive mosaic tiles.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs/bushes and a Creteprint patio area and there is a Creteprint driveway providing off-road parking and giving access to the detached double garage via an electric, sectional 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:

Property Specification

Hall

Lounge - 6.38m (20'11") x 3.34m (10'11")

Breakfast Kitchen/Dining Room -
6.38m (20'11") x 3.54m (11'7")

Utility - 1.94m (6'4") x 1.52m (5')

WC

Landing

Bedroom 1 - 6.38m (20'11") x 3.34m (10'11") max

En-suite Bathroom - 2.71m (8'11") x 1.66m (5'5")

Bedroom 2 - 3.74m (12'3") x 3.25m (10'8") max

Bedroom 3 - 3.25m (10'8") x 2.57m (8'5")

Shower Room - 2.34m (7'8") x 1.66m (5'5")

Detached Double Garage -
5.33m (17'6") x 5.22m (17'2")

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location



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