



166 Erdington Road, Aldridge,
Walsall, WS9 0RZ

Offers in the Region Of £525,000

Aldridge

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Set in a popular residential location, within easy reach of schools, amenities and transport links and with pleasant field views to the fore, this superb, detached property boasts beautifully presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance way leading through to the inner hallway with stairs to first floor and guest WC off, generous living room bathed in light from two large windows to the front elevation and having feature fireplace with gas fire inset and a separate dining/family room with double doors leading into the orangery which overlooks the rear garden.

Completing the ground floor there is the stunning breakfast kitchen which features a range of fitted units (including an island with breakfast bar), Belfast style sink with waste disposal unit, integrated dishwasher and wine cooler, space for an American style fridge freezer and Range cooker and door to the useful utility room.

To the first floor there are four excellent bedrooms (one of which has shower facilities) and the well-equipped bathroom with suite comprising WC, wash basin, spa bath and separate shower cubicle with electric shower over.

Externally, there is a neatly maintained rear garden with an attractive timber pergola and there is driveway parking to the front of the property.





Property Specification

Entrance Hall -	6.00m (19'8") x 1.26m (4'2")
Inner Hallway -	3.10m (10'2") x 1.90m (6'3")
WC -	1.98m (6'6") x 0.88m (2'11")
Living Room -	6.16m (20'2") x 4.00m (13'1")
Dining/Family Room -	5.56m (18'3") x 3.00m (9'10")
Orangery -	3.83m (12'7") x 2.83m (9'3")
Breakfast Kitchen -	5.56m (18'3") x 4.42m (14'6")
Utility -	3.83m (12'7") x 2.56m (8'5")
Bedroom 1 -	4.00m (13'1") x 3.06m (10')
Bedroom 2 -	4.00m (13'1") x 3.00m (9'10")
Bedroom 3 -	3.08m (10'1") x 3.00m (9'10")
Bedroom 4 -	3.08m (10'1") max x 3.00m (9'10") max
Bathroom -	3.46m (11'4") max x 1.97m (6'6") max

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: 12th February 2025

Viewer's Note:

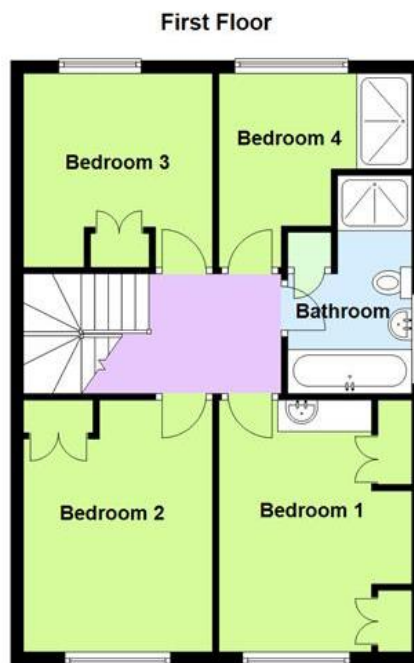
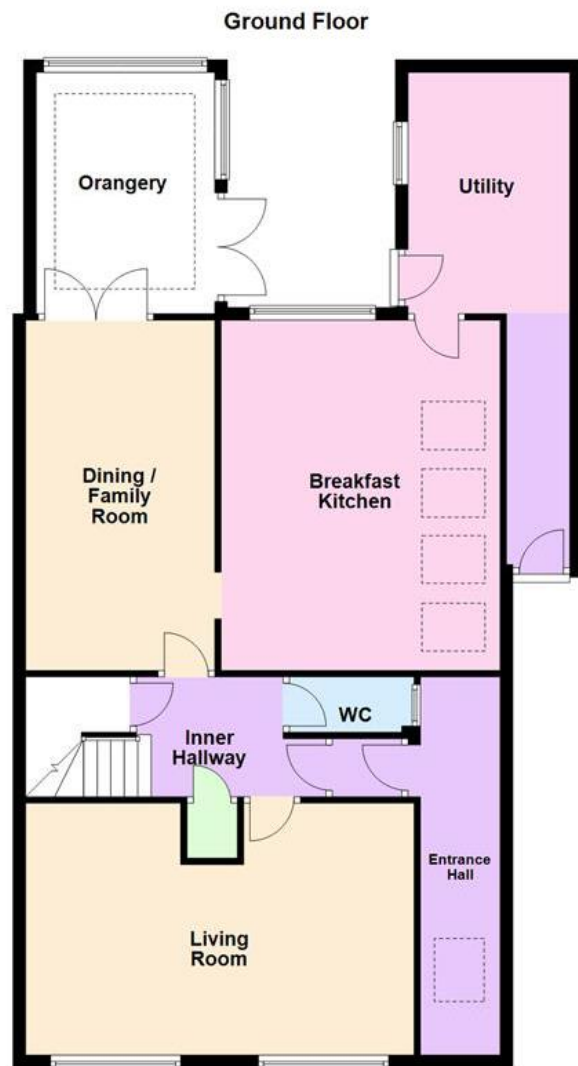
Services connected: Gas, Water, Electric & Drainage

Council tax band:

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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

