



22 Hallcroft Way, Aldridge,  
Walsall, WS9 8UL

£300,000

# Aldridge

£300,000



Set in a popular residential location close to the centre of Aldridge, within easy reach of excellent schools, amenities and transport links this semi-detached property offers extended accommodation - ideally suited to being a superb family home - and is offered for sale with no onward chain.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy living room with patio door to the rear garden, separate dining room with further patio door and the well-appointed breakfast kitchen which features a range of wall / base units, breakfast bar, gas cooker point, plumbing for a washing machine and door to the side giving access to the garden.

To the first floor there are three excellent double bedrooms - the two largest of which feature fitted wardrobe space, fully tiled shower room with suite comprising wash basin with vanity unit and corner shower cubicle and separate WC accessed via the landing.

Externally, the rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs, trees and bushes and there is off-road parking to the front of the property with access to the garage which has power and lighting supplied.

Internal viewing is highly recommended to fully appreciate all this property has to offer.





## Property Specification

Living Room -	5.73m (18'10") x 3.34m (10'11")
Dining Room -	2.74m (9') x 2.49m (8'2")
Breakfast Kitchen -	4.75m (15'7") x 2.20m (7'2") max
Bedroom 1 -	4.94m (16'3") max into wardrobes x 3.15m (10'4") max
Bedroom 2 -	3.66m (12') max into wardrobes x 3.63m (11'11") max
Bedroom 3 -	3.34m (11') x 2.53m (8'4")
Shower Room -	2.16m (7'1") max x 1.94m (6'4")
Garage -	6.96m (22'10") x 2.30m (7'7")

### 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: 16th November 2022

### Viewer's Note:

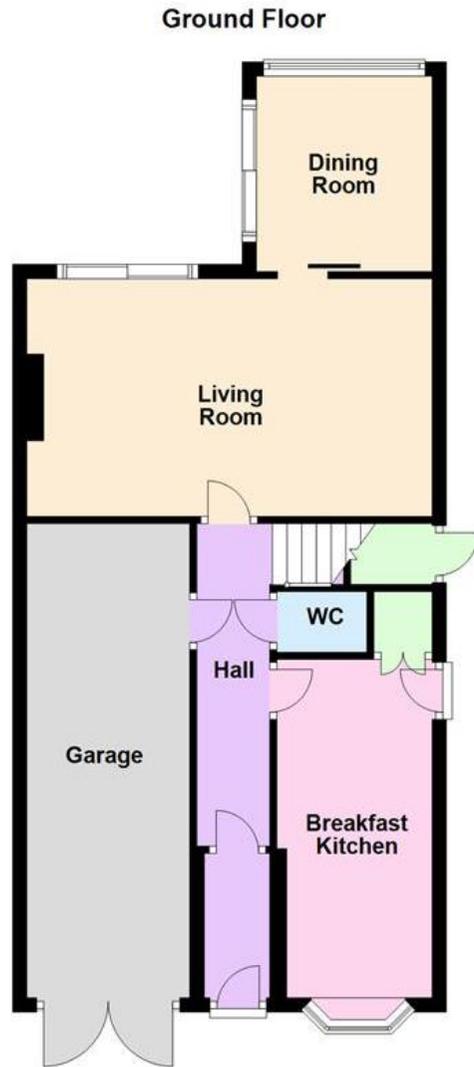
Services connected: Gas, Electric, Water & Drainage

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>		78
(55-68)	<b>D</b>	64	
(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

