



20 Berryfields, Aldridge,  
Walsall, WS9 0EE

Offers in the Region Of £300,000

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Set in a popular location and offered for sale with no onward chain, this semi-detached property offers neatly presented accommodation and is ideally situated for access to local schools, amenities and transport links and an internal viewing is recommended to fully appreciate all it has to offer.

Internal inspection reveals an entrance hallway with stairs to first floor, access to a light and airy through lounge with patio doors leading into the rear garden and a well-appointed kitchen diner which has a range of wall and base units along with integrated appliances including gas hob, oven and microwave. The kitchen diner leads on to a useful utility room which has plumbing for a washing machine and sink with drainer along with access to the rear garden. A ground floor WC and single garage is also accessed via the kitchen diner with a further door leading to the side access of the property.

To the first floor there are three excellent bedrooms, two double and one single, all of which have fitted wardrobes, the master bedroom having a bay window to the fore. There is a WC with wash basin and a separate well-presented bathroom with corner shower, bath, wash basin and WC.

Externally, the well-maintained rear garden is laid mainly to lawn with flower borders and patio area and there is driveway parking to the front with access to the garage via an up and over 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: 16th August 2024

### Property Specification

Porch -	1.90m (6'3") x 0.57m (1'10")
Entrance Hall -	3.13m (10'3") x 1.90m (6'3")
Lounge -	6.96m (22'10") x 3.32m (10'11")
Kitchen/Diner -	5.17m (17') x 3.19m (10'5")
Utility -	2.16m (7'1") x 1.24m (4'1")
WC -	1.73m (5'8") x 1.24m (4'1")
Garage -	4.78m (15'8") x 2.52m (8'3")
Bedroom 1 -	3.94m (12'11") x 3.32m (10'11") plus 0.26m (0'10") x 0.26m (0'10")
Bedroom 2 -	3.32m (10'11") x 2.73m (9')
Bedroom 3 -	4.29m (14'1") x 2.27m (7'5")
Bathroom -	2.27m (7'5") x 1.82m (5'11")
WC -	2.15m (7'1") x 0.92m (3')

### Viewer's Note:

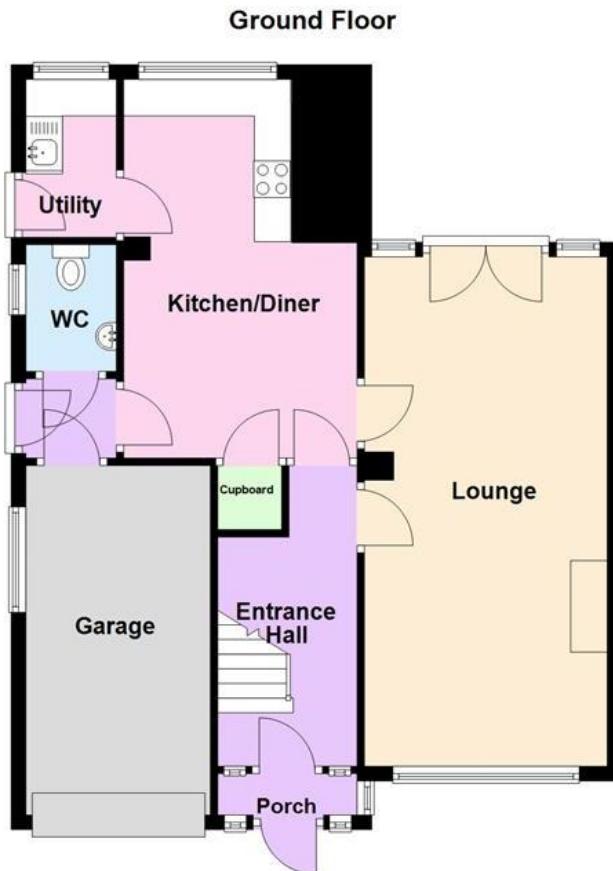
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

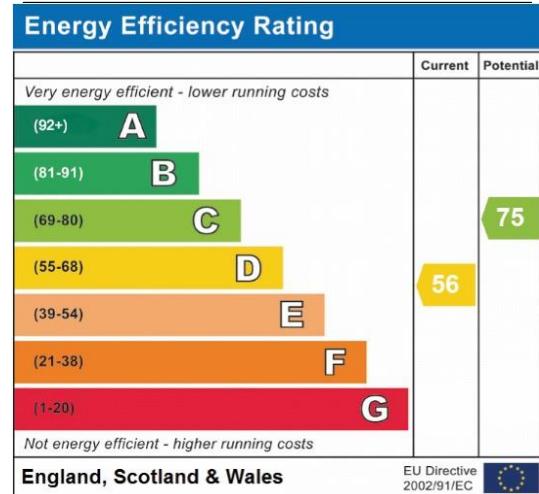
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

