



4 Burnfields Way, Aldridge,  
Walsall, WS9 8BE

**£325,000**



# Aldridge

£325,000

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If you are looking for a house with the “WOW factor”, then this could be the one for you! Ideally situated for the excellent schools & amenities of Aldridge and with easy access to transport links, this fabulous, detached house has been thoughtfully extended and improved by the current owners, boasting a high quality, contemporary finish throughout and an internal inspection is highly recommended to fully appreciate all this property has to offer.

The immaculately presented accommodation includes reception hallway with guest WC off and door into the play room/office, superb living room with stairs to first floor, access to under-stairs cupboard and doorway leading into the show-piece of the house - the stunning kitchen/dining/family room which has a range of modern gloss fronted units, integrated appliances including fridge, freezer, washing machine, dishwasher, oven, microwave oven & hob with extractor over and bi-fold doors opening up into the rear garden.

To the first floor, bedroom one is a good-sized double room with access to an ensuite shower room and there are two further bedrooms and the family bathroom with white suite comprising WC, wash basin and bath with shower mixer tap.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs & plants and a paved patio area and there is driveway parking to the front of the property.





## Property Specification

Lounge -	5.03m (16'6") x 4.08m (13'5")
Open-Plan Kitchen/Dining/Family Room:	
Kitchen/Breakfast Area -	3.55m (11'8") x 2.78m (9'1")
Dining/Family Area -	5.18m (17') x 2.38m (7'10")
Office -	5.08m (16'8") x 2.57m (8'5")
WC -	1.46m (4'10") x 1.17m (3'10")
Bedroom One -	3.87m (12'8") max x 2.85m (9'4")
Ensuite -	2.26m (7'5") max x 1.35m (4'5")
Bedroom Two -	3.05m (10') x 2.00m (6'7")
Bedroom Three -	2.87m (9'5") x 2.27m (7'5") max
Bathroom -	2.06m (6'9") x 1.87m (6'2")

### 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: 24th May 2021

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

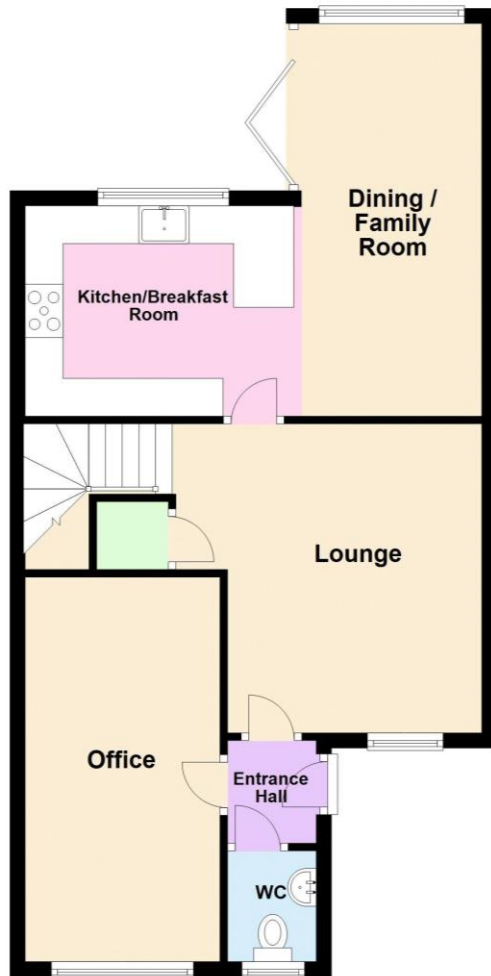
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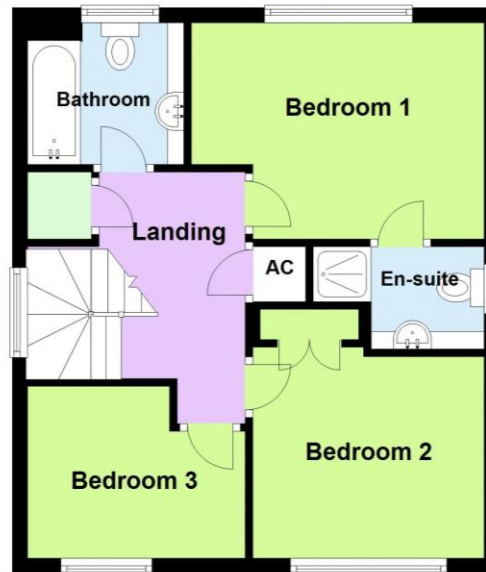
# Floor Plan

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

Ground Floor




First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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

