



Aldwych Close, Aldridge
Walsall, WS9 8RJ

Offers in the Region Of £265,000

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We are pleased to offer for sale this well presented end of terrace house, set in a quiet Cul-de-Sac location. This property, presented in good condition, is a perfect opportunity for first-time buyers or young families alike. Notably, it boasts nearby schools and local amenities contributing to its ideal locality.

The house reveals a well-planned layout, with one generous reception room, three bedrooms, a kitchen, and a bathroom. As you enter the property, a useful guest WC can be accessed from the entrance hallway, adding convenience for both residents and guests. The spacious reception room is a welcoming area featuring large windows that allow an abundance of natural light to fill the room. An added advantage is the direct access to a well-maintained garden, perfect for relaxation or outdoor entertaining. The property offers a well-equipped kitchen with a dining space, a range of fitted units, plumbing for a washing machine, and an electric cooker point. This kitchen is designed for functionality and convenience, making it a pleasure to cook meals and entertain.

The house comprises three bedrooms; two double bedrooms equipped with built-in wardrobes and a good-sized single room. These bedrooms are nicely proportioned and offer a great deal of versatility, whether needed for children's rooms, a home office, or guest rooms. The bathroom is fitted with a white suite, providing a modern and clean aesthetic.

This property is not just a house; it is a home ready to provide a comfortable and convenient lifestyle.





Property Specification

NEATLY PRESENTED, END-TERRACE
QUIET CUL-DE-SAC LOCATION
AMENITIES AND SCHOOLS NEARBY
LIGHT AND AIRY LIVING ROOM
WELL-APPOINTED KITCHEN / DINER

Hall

Lounge 4.85m (15'11") x 3.30m (10'10")

Kitchen/Diner 5.58m (18'4") x 2.90m (9'6")

WC

Landing

Bedroom 1 3.93m (12'11") x 3.00m (9'10") max

Bedroom 2 3.56m (11'8") x 2.73m (8'11")

Bedroom 3 3.08m (10'1") x 1.85m (6'1")

Bathroom 2.03m (6'8") x 1.95m (6'5")



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: 28th February 2025

Viewer's Note:

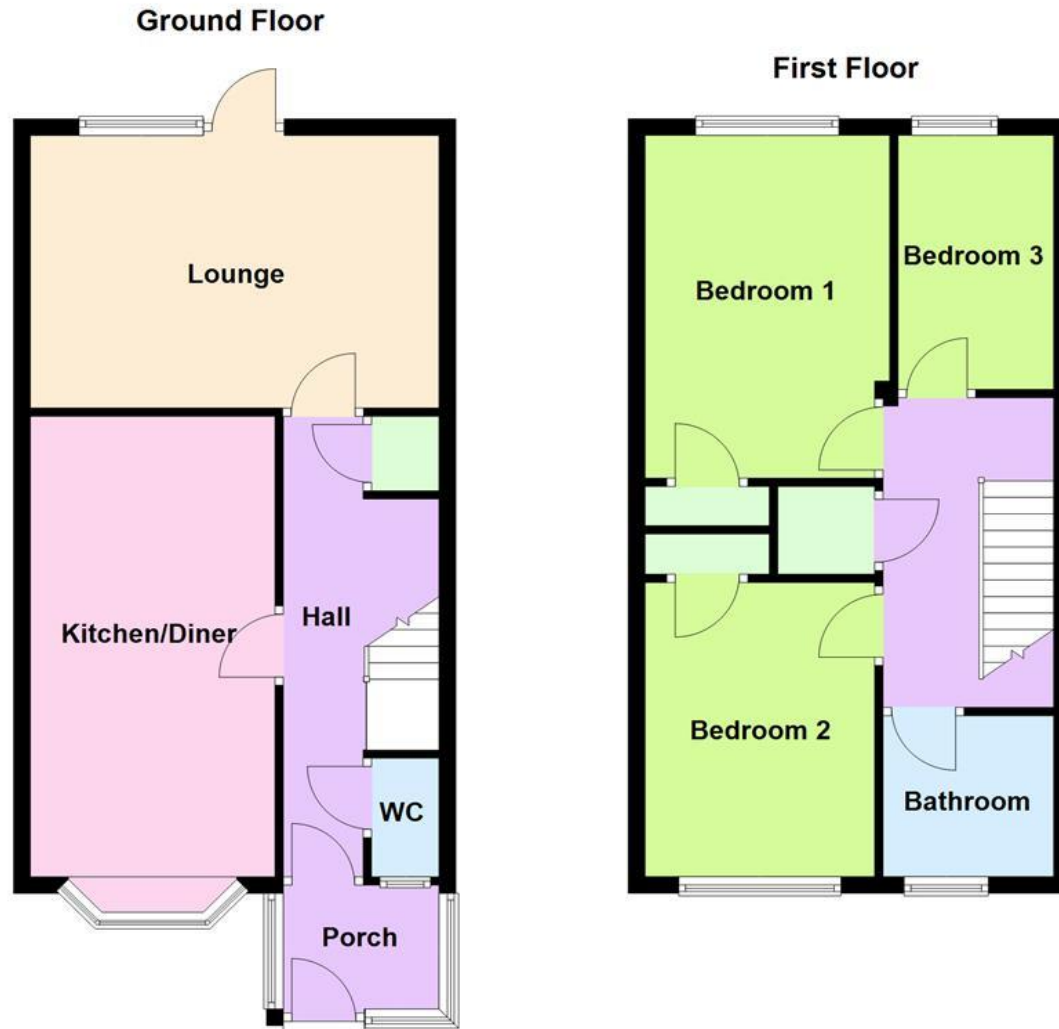
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B


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		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map Location

