



Bosty Lane, Aldridge
Walsall, WS9 0JU

£275,000

Aldridge

£275,000

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Set in a popular location, within easy reach of schools, amenities and transport links, and with beautiful views to the front, this neatly presented semi-detached house would make an ideal family home and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and access to under-stairs storage cupboard, light, and airy lounge with large window to the front elevation and attractive feature fireplace and separate dining room with patio door leading into the conservatory which overlooks the rear garden. Completing the ground floor there is the well-appointed, extended kitchen which features a range of wall / base units, gas cooker point, plumbing for a washing machine, access to the garage and door leading into the rear garden.

To the first floor there are three bedrooms - two excellent doubles and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a gravel area by the house and a selection of plants / bushes and there is driveway parking to the front of the property with access to the side garage / storage.





Property Specification

WELL PRESENTED SEMI-DETACHED HOUSE
SCHOOLS, AMENITIES AND TRANSPORT LINKS NEARBY
LIGHT AND AIRY LIVING ROOM
SEPARATE DINING ROOM WITH CONSERVATORY OFF
WELL APPOINTED, EXTENDED KITCHEN

Hall

Lounge 4.12m (13'6") x 3.17m (10'5") max into bay

Dining Room 3.51m (11'6") x 3.04m (10')

Conservatory 2.98m (9'9") x 2.80m (9'2")

Kitchen 3.83m (12'7") max x 3.12m (10'3") max

Garage 3.84m (12'7") x 2.03m (6'8")

Landing

Bedroom 1 3.51m (11'6") x 2.96m (9'9")

Bedroom 2 3.45m (11'4") x 2.82m (9'3")

Bedroom 3 2.40m (7'11") x 2.01m (6'7")

Bathroom 2.38m (7'10") x 1.83m (6')

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 July 2023

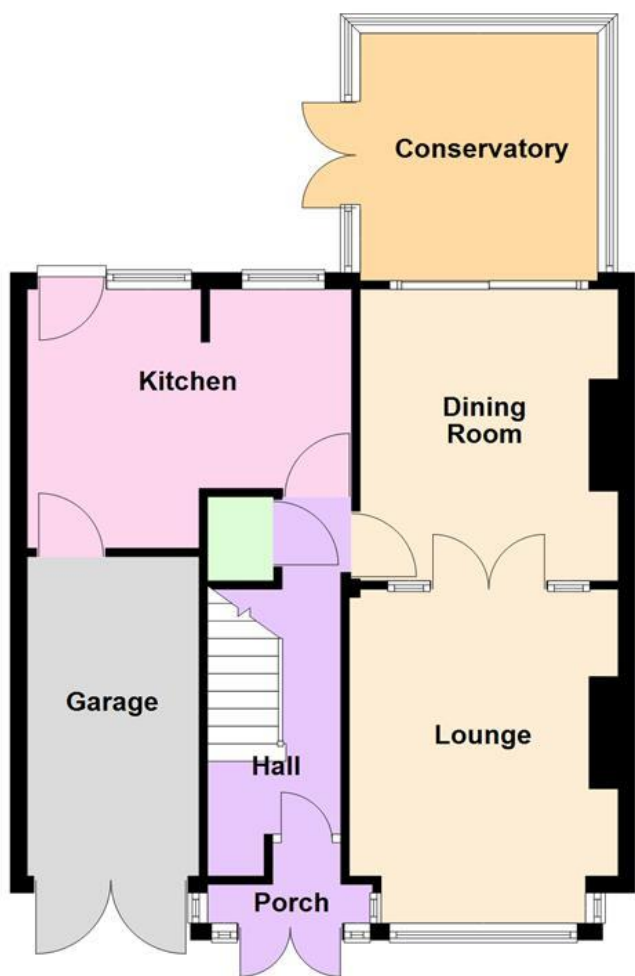
Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: C
Tenure: Freehold

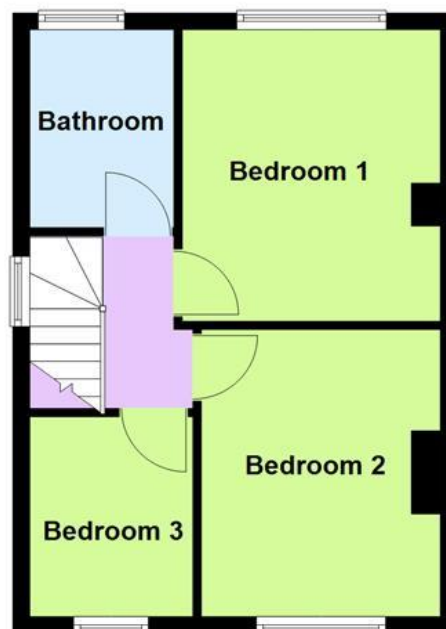
Floor Plan

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) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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

