



Broadmeadow
Aldridge, Walsall

Broadmeadow Aldridge

Lovett&Co. Estate Agents are pleased to offer for sale this extended three/four bedroom dormer style house overlooking a quiet green to the front.

On the ground floor the property features a spacious lounge, sitting room/bedroom, modern fitted kitchen-diner, charming rear conservatory, modern fitted bathroom and reception hall. Upstairs are three well proportioned bedroom, landing area and a modern fitted bathroom. The property benefits from UPVC double glazing and central heating through out.

Externally the property features a generous private rear garden with paved patio area, gravel area, lawn with attractive planted borders and flower bed.

The property is situated on Broadmeadow with Aldridge town centre just a few minutes walk away providing a variety of amenities including supermarkets, doctors surgery, dentists, a variety of shops, bars and restaurants. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from the neighbouring Walsall town centre.

RECEPTION HALL:

Front door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to kitchen and lounge.

LOUNGE:

6.37m x 3.14m max (20'10" x 10'3" max)

Feature fireplace with fitted coal effect fire set upon a raised hearth with Adams surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, window to front, French doors to conservatory and door to sitting room/bedroom.



SITTING ROOM/BEDROOM:

15' 8" x 9' 1" (4.78m x 2.78m)

Carpeted flooring, ceiling light points, vertical radiator, wall mounted boiler, window to front, window and door to rear garden.

KITCHEN-DINER:

6.37m x 3.00m max / 1.69m min (20'10" x 9'10" max)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, space for further appliances, tiled splash backs, laminate flooring, recessed spot lights, ceiling light point, vertical radiator, windows to front and rear, doors to lounge, bathroom, storage cupboard and rear garden.

CONSERVATORY:

3.94m x 2.83m (12'11" x 9'3")

Poly-carbonate sloping roof with upvc frame set on a brick base, tiled flooring, ceiling light point with fan and French doors to the rear garden.

FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, W/C, tiled flooring, ceiling light point and opaque window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, shower room, airing cupboard and useful storage cupboard.

MASTER BEDROOM:

4.30m x 2.83m (14'1" x 9'3")

Range of fitted wardrobes, bedside cabinets and dressing table with drawers, carpeted flooring, radiator, ceiling light point and window to front.



**BEDROOM TWO:**

3.86m x 2.73m (12'7" x 8'11") - Carpeted flooring, radiator, ceiling light point and window to front and velux sky light to rear.

BEDROOM THREE:

4.24m x 2.21m (13'10" x 7'3") Carpeted flooring, radiator, ceiling light point and window to front.

SHOWER ROOM:

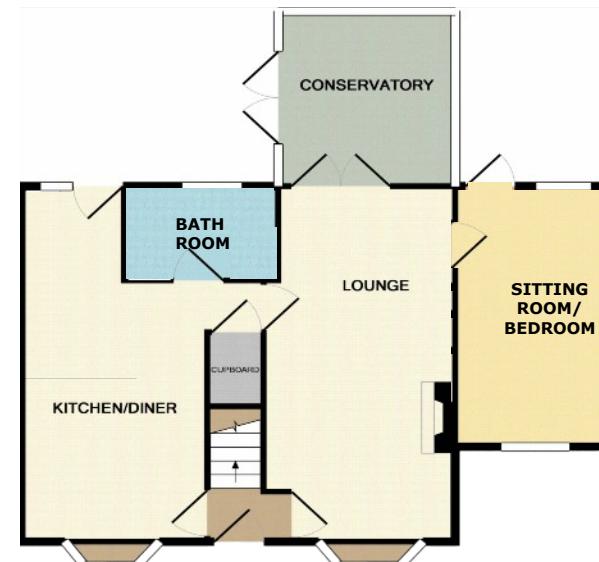
White suite comprising: bath, contemporary cabinet wash hand basin, shower, W/C, part wall tiling, tiled flooring, ceiling light point and opaque window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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