



**Lazy Hill Road
Aldridge**

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, four bedroom semi detached house, set on a large plot with a generous sized private rear garden and driveway with ample parking.

Nestled on the edge of Aldridge in a sought-after semi-rural area, the property provides ample living and sleeping accommodation, making it perfect for larger families.

The ground floor features a good sized front lounge and separate dining room, modern open plan breakfast kitchen, utility, useful study, inviting entrance hallway and porch. Upstairs, you'll find four bedrooms, including a master suite with built-in wardrobes, as well as a main family bathroom and an additional shower room.

Externally is the aforementioned, generous sized private rear garden which features a lawn and patio area plus various plants, trees and shrubs. The size of the garden provides huge potential to extend the property STPP.

Nearby Aldridge town centre provides a variety of amenities including supermarkets, doctors surgery, dentists, numerous 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. Good local schooling is also available with Cooper and Jordan primary school and Aldridge secondary school.

The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Accessed via the front porch and comprising: laminate flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor



accommodation and doors to study, kitchen and lounge.

LOUNGE:

3.83 x 3.65 (+bay) (12'6" x 11'11" (+bay)
Feature fireplace with contemporary surround, laminate flooring, coving, TV & phone sockets, wall light points, window to front and French doors to the dining room.



DINING ROOM:

3.18 x 3.10>2.62 (10'5" x 10'2">8'7")
Laminate flooring, ceiling light point, radiator and patio doors to the rear garden.



BREAKFAST KITCHEN:

5.05>2.60 x 4.42>2.00 (16'6">8'6" x 14'6">6'6")
Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset Belfast-style sink and drainer. It includes a coordinating dresser unit with glass display cabinets, ample space for a range cooker and dishwasher, a radiator, recessed spotlights, a stylish designer radiator, door to utility, window and French doors to the rear garden.

UTILITY:

Tiled flooring, ceiling light point, radiator, space and plumbing for washing machine, door to side of property.



STUDY:

2.95 x 1.68 (9'8" x 5'6")
Laminate flooring, ceiling light point, radiator and windows to front.

FIRST FLOOR LANDING:

Carpeted flooring, window to side, access to loft, ceiling light point, doors off to four bedrooms and family bathroom.



MASTER BEDROOM:

3.56m (11' 8") x 3.3m (10' 10")
Fitted wardrobe and overhead cabinets, carpeted flooring, radiator, ceiling light point and window to front.

FAMILY BATHROOM:

White suite comprising: corner bath, vanity wash hand basin, w/c and storage cupboards, heated towel rail, tiled flooring, recessed spotlights and window to rear.

BEDROOM TWO:

3.19 x 2.63 x (10'5" x 8'7")
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

SHOWER ROOM:

White suite comprising: shower cubicle, corner wash hand basin, w/c, storage cupboards, heated towel rail, laminate flooring, recessed spotlights and window to rear.

BEDROOM THREE:

2.80 x 2.43 (9'2" x 7'11")
Laminate flooring, window to front, ceiling light points and radiator.

VIEWING:

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

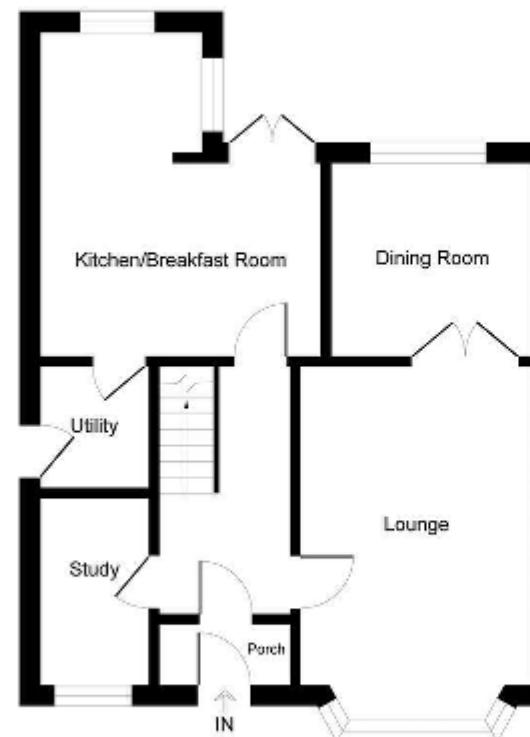


BEDROOM FOUR:

3.59 x 1.68 (11'9" x 5'6")
Laminate flooring, window to front, ceiling light points and radiator.

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