



Brandon Close, Aldridge/Streetly Borders
Walsall, WS9 0PN

Guide Price £310,000

Situated on a quiet sought after cul de sac off Chester Road on the borders of Aldridge and Streetly, this fantastic three bedroom detached dormer bungalow boasts spacious living accommodation throughout.

Approached via a paved driveway with charming shrubbery to the fore, the accommodation briefly comprises of a welcoming hallway leading into a bright spacious lounge with bay window.

There is a modern fitted kitchen/breakfast room to the rear, with sliding doors into a conservatory overlooking the private garden.

Further to the ground floor is a large bedroom to the rear, as well as a shower room with walk-in shower, and separate W.C. with wash hand basin. To the first floor are two large double bedrooms, both with ample storage space, and a W.C. with separate store room.

Outside is a private low maintenance garden with patio area and fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Mains electric, gas, water and drainage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Accommodation

Hallway 13' 4" x 4' 4"
(4.06m x 1.32m)

Lounge 14' 1" x 13' 4"
(4.29m x 4.07m)

Kitchen 12' 2" x 10' 10"
(3.72m x 3.30m)

Conservatory 11' 8" x 9' 9"
(3.56m x 2.97m)

Ground Floor Bedroom 14' 1" x 10' 2"
(4.29m x 3.10m)

Shower Room 7' 4" x 5' 10"
(2.23m x 1.79m)

Downstairs W.C. 7' 5" x 2' 9"
(2.25m x 0.83m)

Garage 15' 11" x 9' 1"
(4.84m x 2.78m)

Bedroom One 16' 2" x 11' 10"
(4.93m x 3.60m)

Bedroom Three 12' 0" x 11' 10"
(3.66m x 3.60m)

W.C. 4' 8" x 4' 0"
(1.43m x 1.22m)

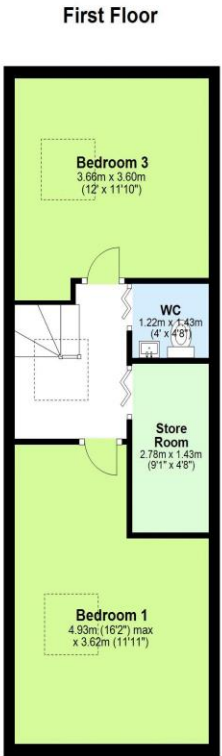
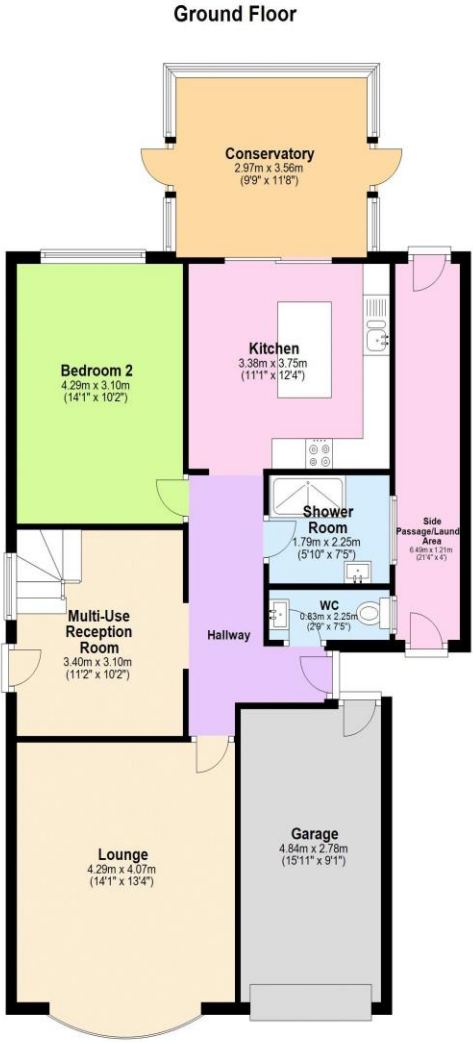
Store 9' 1" x 4' 8"
(2.78m x 1.43m)





Floor Plan

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

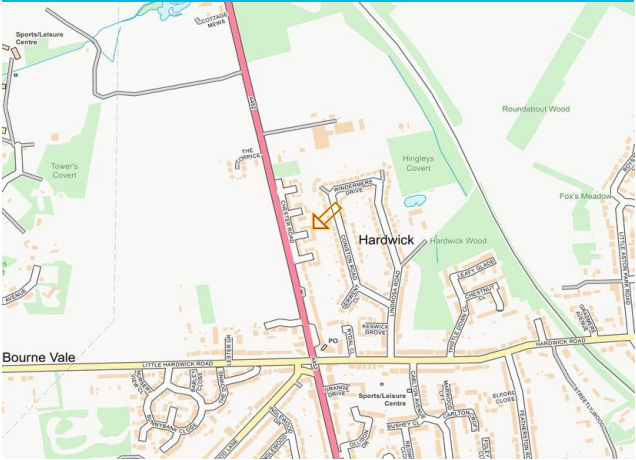


Total area: approx. 144.3 sq. metres (1553.4 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 8th December 2022