



 Webbs

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**Leighswood Road | Aldridge | WS9 8AW**

**Offers In The Region Of £325,000**

 **Webbs**  
estate agents

## Summary

\*\* IMPROVED VICTORIAN MID TERRACED FAMILY HOME \*\* POPULAR LOCATION CLOSE TO ALDRIDGE CENTRE \*\* 3/4 CAR PARKING TO REAR \*\* EARLY VIEWING ADVISED \*\* THREE FIRST FLOOR BEDROOMS \*\* FAMILY BATHROOM \*\* SECOND FLOOR BEDROOM WITH EN SUITE \*\* LIVING ROOM \*\* DINING ROOM \*\* EXTENDED BREAKFAST KITCHEN \*\* REAR COURTYARD & GARDEN \*\* LOW MAINTENANCE FRONTAGE \*\* GAS CENTRAL HEATING \*\* EARLY VIEWING ESSENTIAL

Webbs Estate Agents have pleasure in offering for sale this Victorian mid terrace family home, situated in a popular residential area very close to Aldridge centre, all local amenities, shops and schools. Briefly comprising: entrance hallway, living room, dining room and a breakfast kitchen. To the first floor, the landing leads to three bedrooms, a family bathroom and stairs off to a second floor bedroom with en suite. Externally there is a paved courtyard, 3 vehicle parking and a good size rear garden, with a low maintenance frontage. EARLY VIEWING IS ADVISED!

## Key Features

- VICTORIAN MID TERRACE
- LIVING / DINING ROOM
- 3 FIRST FLOOR BEDROOMS
- 2ND FLOOR BEDROOM WITH EN SUITE
- REAR GARDEN
- 4 BEDS OVER 3 FLOORS
- EXTENDED BREAKFAST KITCHEN
- FAMILY BATHROOM
- REAR COURTYARD & PARKING
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LIVING AND DINING ROOM

12'1" x 26'4" (3.69 x 8.03)

### BREAKFAST KITCHEN

22'7" x 9'5" (6.9 x 2.89)

### FIRST FLOOR LANDING

### BEDROOM ONE

16'0" x 11'5" (4.9 x 3.48)

### BEDROOM TWO

12'8" x 8'9" (3.87 x 2.68)

### BEDROOM THREE

7'10" x 9'5" (2.41 x 2.88)

### FAMILY BATHROOM

7'3" x 6'2" (2.23 x 1.9)

### SECOND FLOOR BEDROOM

9'9" x 15'10" max (2.99 x 4.83 max)

### EN SUITE SHOWER ROOM

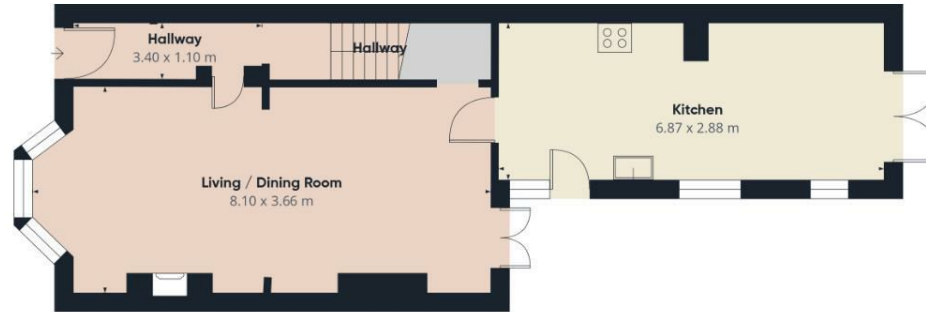
6'6" x 5'7" (2 x 1.71)

### OUTSIDE

### Identification Checks







Approximate total area<sup>®</sup>  
121.4 m<sup>2</sup>  
Reduced headroom  
7.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

