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Erdington Road | Aldridge, Walsall | WS9 0RT
Offers In The Region Of £525,000

 **Webbs**
estate agents

Summary

**** A CHARMING PERIOD PROPERTY RETAINING ORIGINAL FEATURES ** SPACIOUS FAMILY SIZED LIVING ACCOMMODATION THROUGHOUT ** GENEROUS PLOT ** POTENTIAL FOR EXTENSION (STP) ** HIGHLY DESIRABLE LOCATION CLOSE TO ALDRIDGE CENTRE, STREETLY AND SUTTON COLDFIELD ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ** KITCHEN, UTILITY AND CELLAR ** FANTASTIC MULTI- FUNCTIONAL USEABLE LOFT SPACE ** DOUBLE GARAGE ** GYM/STORE ROOM ** FOREGARDEN AND DRIVE ** PRIVATE MATURE REAR GARDEN AND ENTERTAINING AREA ****

Welcome to Erdington Road, Aldridge, Walsall - a charming location for this beautiful semi-detached home! This property retains many original features and boasts three generous reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and a fantastic loft space there's plenty of room for the whole family to unwind and make this house a home. The rear garden is mature and private to enjoy outside entertainment. Situated in a peaceful and desirable neighbourhood, this property provides a serene retreat from the hustle and bustle of everyday life. Whether you're looking to host elegant dinner parties in the reception rooms or enjoy quiet evenings in the comfort of your bedroom, this house offers versatility to suit your lifestyle. Don't miss the opportunity to make this charming semi-detached house in Walsall your own - schedule a viewing today and step into your dream home! Call our Aldridge team on 01922 288800.

Key Features

- BEAUTIFUL CHARMING PERIOD PROPERTY WITH MANY ORIGINAL FEATURES
- DESIRABLE LOCATION CLOSE TO ALDRIDGE CENTRE, STREETLY AND SUTTON COLDFIELD
- FOUR BEDROOMS, FAMILY BATHROOM PLUS FANTASTIC LOFT SPACE
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY, GUEST WC AND CELLAR
- DOUBLE GARAGE AND GYM ROOM
- POTENTIAL TO EXTEND (STP)
- MATURE PRIVATE REAR GARDEN
- FOREGARDEN AND DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Rooms and Dimensions

Porch	Loft Space
Entrance Hallway	Bedroom One
Dining Room	13'1 x 15'5 (3.99m x 4.70m)
13'7 x 13'6 (4.14m x 4.11m)	Bedroom Two
Lounge	10'7 x 13'6 (3.23m x 4.11m)
14'8 x 13'7 (4.47m x 4.14m)	Bedroom Three
Inner Hallway	10'6 x 8'11 (3.20m x 2.72m)
Guest Wc	Bedroom Four
Cellar	9'10 x 4'4 (3.00m x 1.32m)
13'6 x 6'9 (4.11m x 2.06m)	Bathroom
Breakfast Room	Front drive and garden
11'5 x 8'11 (3.48m x 2.72m)	Double Garage
Kitchen	13'6 x 16'4 (4.11m x 4.98m)
17'10 x 8'8 (5.44m x 2.64m)	Gym Area
Utility	13'3 x 16'4 (4.04m x 4.98m)
5'3 x 11'3 (1.60m x 3.43m)	Private mature rear garden
Landing	

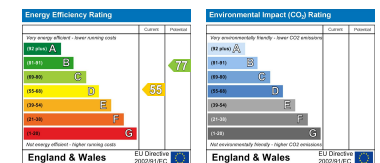






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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