



2 Bedroom Semi-Detached House

Aldis Road, Walsall

Offers In Region Of £110,000



REDSTONES

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SUMMARY A recently refurbished two bedroom semi detached property having the benefit of UPVC double glazing and gas central heating and no upward chain. This lovely property further comprises, reception hall, through lounge, fitted kitchen, two double bedrooms, family bathroom and front and rear garden. Energy rating D.

PORCH With UPVC double glazed sliding door and door and window to the reception hall.

RECEPTION HALL With central heating radiator, understairs cupboard, stairs off to the first floor, doors to dining room and lounge.

THROUGH LOUNGE 21' 3" x 10' 7" (6.48m x 3.23m) With UPVC double glazed window to the front and rear, feature fire place with gas fire and central heating radiator.

REFITTED KITCHEN 9' 6" x 8' 5" (2.9m x 2.57m) With UPVC double glazed window to the rear, roll top work surfaces, matching wall base and drawer units, four ring gas hob and oven, stainless steel sink and drainer, tiled surrounds and flooring, plumbing and appliance space and door to the side covered entry/utility area.

UTILITY AREA With UPVC double glazed window to the front, plumbing and appliance space, UPVC double glazed door to the garden and gate to the front.

LANDING With UPVC double glazed window to the side, doors to all bedrooms and bathroom, airing cupboard with 'Heat-Line' combination boiler and loft access.

BEDROOM ONE 16' 1" x 9' 9" (4.9m x 2.97m) With two UPVC double glazed windows to the front, central heating radiator and built in storage cupboard.

BEDROOM TWO 11' 8" x 9' 5" (3.56m x 2.87m) With UPVC double glazed window to the side and central heating radiator.

REFITTED BATHROOM 7' 2" x 6' 8" (2.18m x 2.03m) With UPVC double glazed window to the rear, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, panelled bath with electric shower over and shower cubicle.

OUTSIDE To the rear there is a garden, patio area, two brick built sheds and cold water tap. To the front there is a gravelled garden.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

