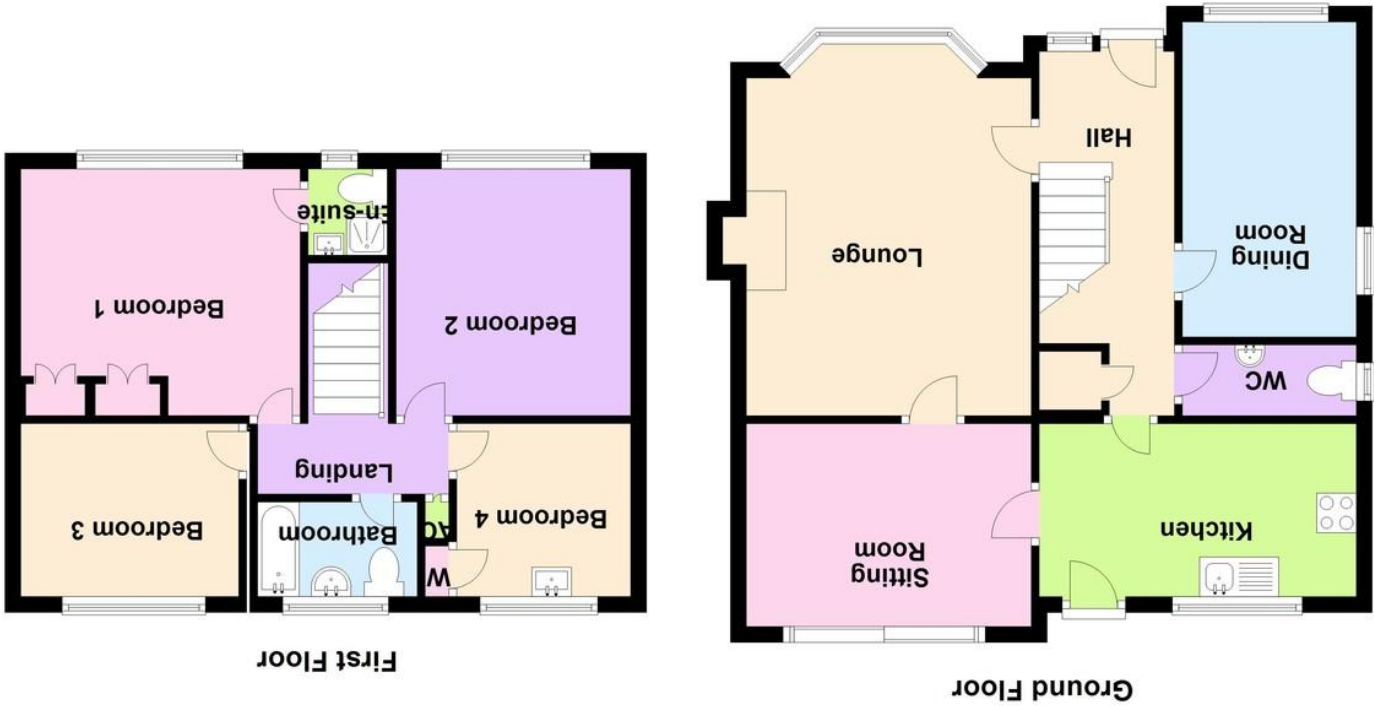


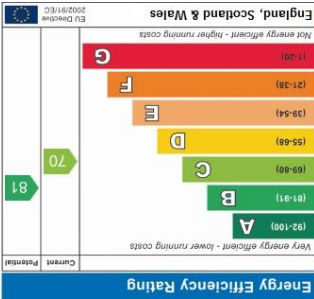
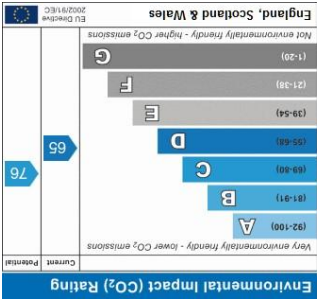
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property, Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- 4 BEDROOM DETACHED
- MASTER WITH EN-SUITE
- RECENTLY FITTED KITCHEN
- LOUNGE & DINING ROOM
- SNUG/GARDEN ROOM
- GROUND FLOOR WC



Nursery View Close, Aldridge, Walsall, WS9 0YZ

£367,500



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This four bedroom detached property is ideally located on a quiet cul de sac with open views to the rear and a recently fitted modern kitchen. Conveniently located for a variety of local shopping areas including Sutton Coldfield and Aldridge, for local schools and close to good road links.

The property is approached via a good sized block paved driveway with parking for several cars. Front door opens into:

HALLWAY with storage cupboard off.

KITCHEN 4.20m x 2.50m (13'9" x 8'3") having window overlooking the rear, a range of high gloss wall and base units, integrated fridge/freezer, dishwasher, washing machine, oven, electric induction hob and extractor fan, wine cooler, space for dining table and PVC door opening to the garden.

LOUNGE 3.55m x 4.52m (11'8" x 14'10") with bay window to the front, feature fireplace and door leading to:

SNUG 3.49m x 2.6m (11'6" x 8'6") having double glazed patio doors opening to the garden.

SEPARATE DINING ROOM 5.16m x 2.38m (16'11" x 7'10") with windows to front and side.

GROUND FLOOR CLOAKROOM having frosted window to the side, wc and wash hand basin.

FIRST FLOOR

LANDING having airing cupboard.

MASTER BEDROOM 3.64m x 3.58m (11'11" x 11'9") with window to the front and wardrobes.

EN-SUITE SHOWER ROOM having shower cubicle, wash hand basin and wc.

BEDROOM TWO 2.61m x 3.34m (8'7" x 11') with window overlooking the front.

BEDROOM THREE 2.79m x 2.12m (9'2" x 7') with window overlooking the garden.

BEDROOM FOUR 2.65m x 2.63m (8'9" x 8'8") having cupboard and window overlooking the garden.

FAMILY BATHROOM having bath with shower over, wash hand basin and wc.

OUTSIDE

ENCLOSED REAR GARDEN Mostly laid to lawn with timber fencing, garden shed and having a southerly aspect.

TENURE The Agents understand that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.