



£335,000 Offers In Excess Of

Station Road, Aldridge, Walsall

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- FAMILY HOME
- MODERN FINISHES
- IDEAL LOCATION
- 3 DOUBLE BEDROOMS
- CONVENIENT PARKING
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- SEPERATE UTILITY
- SINGLE GARAGE
- REAR GARDEN

## Property Description

RE/MAX Elite Proudly brings you this 3-BED SEMI-DETACHED FAMILY HOME WITH PRIVATE BACK GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING.

This newly refurbished 3-bedroom semi-detached property with modern elegance and family comfort. Nestled in a peaceful neighbourhood, this residence offers a perfect blend of style and functionality.

The recently refurbished kitchen kitchen boasts top-of-the-line AEG appliances and stylish Karndean flooring, creating a culinary haven for the aspiring chef. The adjacent separate utility room adds convenience to your daily routine, making household chores a breeze.

The ground floor features tasteful laminate flooring, adding a touch of sophistication and easy maintenance to the living spaces. The spacious living room provides an inviting atmosphere for family gatherings and relaxation.

With three generously sized bedrooms, this home caters to the needs of a growing family. The newly refurbished bathrooms showcase contemporary design and high-quality fixtures.

As you step outside, a newly built composite decking area awaits in the private back garden. This space offers a seamless extension of your living area.

This property has been meticulously designed and renovated with the needs of a modern family in mind. With its blend of style, comfort, and practicality, this residence is the ideal haven for those looking to create lasting memories and build a beautiful life. Don't miss the opportunity to make this house your home!

## Main Particulars

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**Entrance Hallway** - Step into luxury as you enter this stunning property through its inviting composite door with stained glass window. The entrance hall welcomes you with warmth and elegance, adorned with laminate wooden flooring that exudes timeless charm. This entrance hall is a grand introduction to the beauty and comfort that awaits within.

**Study / Office** - 2.2m x 2.86m (7'2" x 9'4") - This well-appointed office/study space has durable composite door and complemented by sleek laminate wooden flooring for a modern touch. The double-glazed window provides a front view, inviting ample natural light while ensuring a quiet, focused environment. Ideal for work or study.

**Dining Room** - 5.2m x 2.74m (17'0" x 8'11") - Experience the perfect blend of comfort and style in this open-plan dining room and lounge. The laminate wooden flooring sets the stage for a contemporary and inviting atmosphere. A focal point in the lounge is the fireplace, creating a warm and cozy ambiance that adds charm to the entire space.

**Lounge** - 4.4m x 2.8m (14'5" x 9'2" ) - The open-plan lounge and dining room, is the epitome of modern living . Laminate wooden flooring seamlessly connects these 2 spaces. The abundance of natural light from the double-glazed window and glass sliding door leading to the outside composite deck area, and facing the lush back garden, enhances the sense of openness.

**Kitchen** - 2.42m x 5.98m (7'11" x 19'7") - Step into culinary luxury in this stylish kitchen adorned with newly laid Karndean flooring. The contemporary design is further enhanced by brand new AEG appliances, still under warranty, promising both efficiency and reliability for your culinary adventures. With a backdoor that leads to the outside composite deck area, seamlessly extending your kitchen space to the outdoors. This kitchen is a perfect fusion of modern convenience and tasteful design.

**Utility Room** - 1.6m x 6.48m (5'2" x 21'3") - The utility room with laminate wooden flooring, is thoughtfully designed with room for two appliances, ensuring practicality in your daily chores. Ample cupboard space provides a solution for organized storage, keeping your utility essentials neatly tucked away.

**Garage** - 2.21m x 4.9m (7'3" x 16'0") - The single garage offers space for a single car parking or alternatively ample space for storage. It is a functional extension of the home. Whether you're stowing away seasonal items, sports gear, or tools, the expansive storage capacity ensures a clutter-free living space.

**Guest W/C** - 0.88m x 1.58m (2'10" x 5'2") - The downstairs guest W/C adds a tasteful and practical addition to your home. This compact space features a handwash basin, providing a quick and easy solution for guests to freshen up.

**Master Bedroom With Ensuite Shower Room** - 6.7m x 2.9m (21'11" x 9'6" ) - Ascend the staircase to the first-floor accommodation, the carpeted stairs lead to a landing and bedrooms. Enter a haven of comfort with the master bedroom featuring a stylish ensuite shower room. The convenience continues with a dressing area leading into the well-appointed shower room. The double-glazed window provides a front view, inviting ample natural light while ensuring a quiet, relaxed environment.

**Family Bathroom** - 2.54m x 1.88m (8'3" x 6'2") - Step into the family bathroom, a harmonious blend of functionality and style. This bathroom features a bathtub, accompanied by a convenient shower over it, shielded by a sleek glass screen. A basin and toilet complete the ensemble, ensuring practicality for daily use. Tiled walls and flooring add a touch of sophistication while enhancing durability.

**Bedroom 2** - 2.67m x 3.0m (8'9" x 9'10") - The second double bedroom has a plush carpeted floor, that creates a soft and inviting atmosphere. The double glazed window offers a delightful view of the back garden, allowing natural light to illuminate the space.

**Bedroom 3** - 2.67m x 3.0m (8'9" x 9'10") - The Third double bedroom with a plush carpeted floor creates a soft and inviting atmosphere. The double glazed window offers

a delightful view of the tranquil back garden, allowing natural light to illuminate the space.



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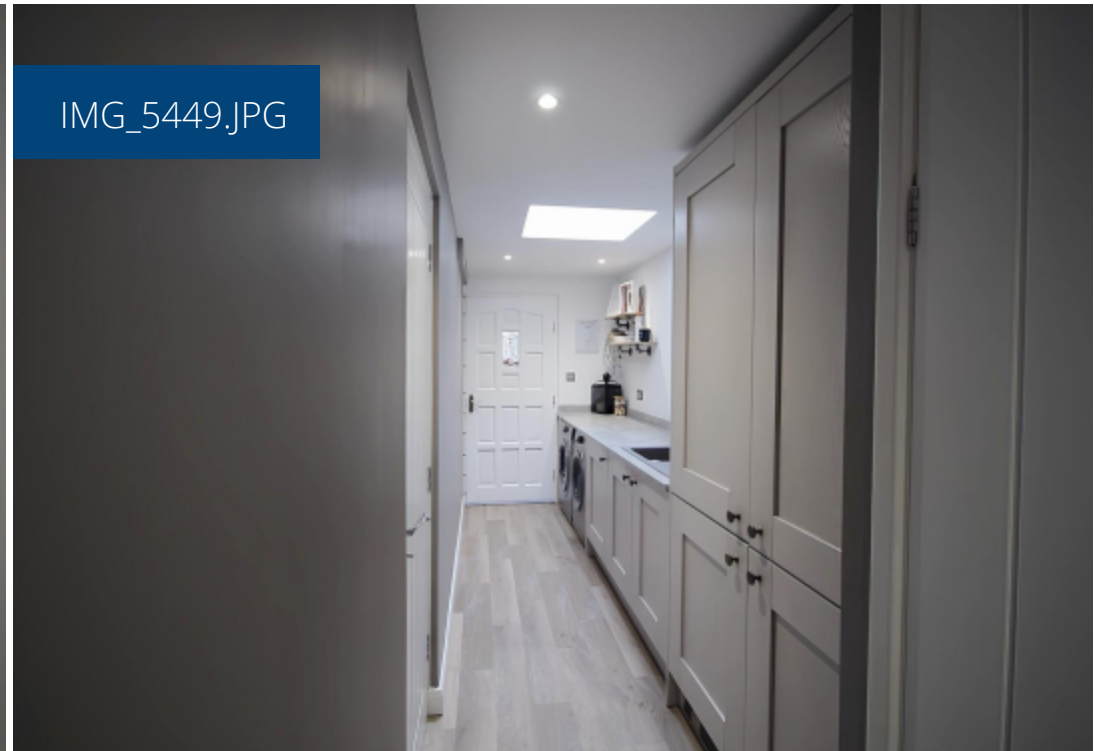




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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