



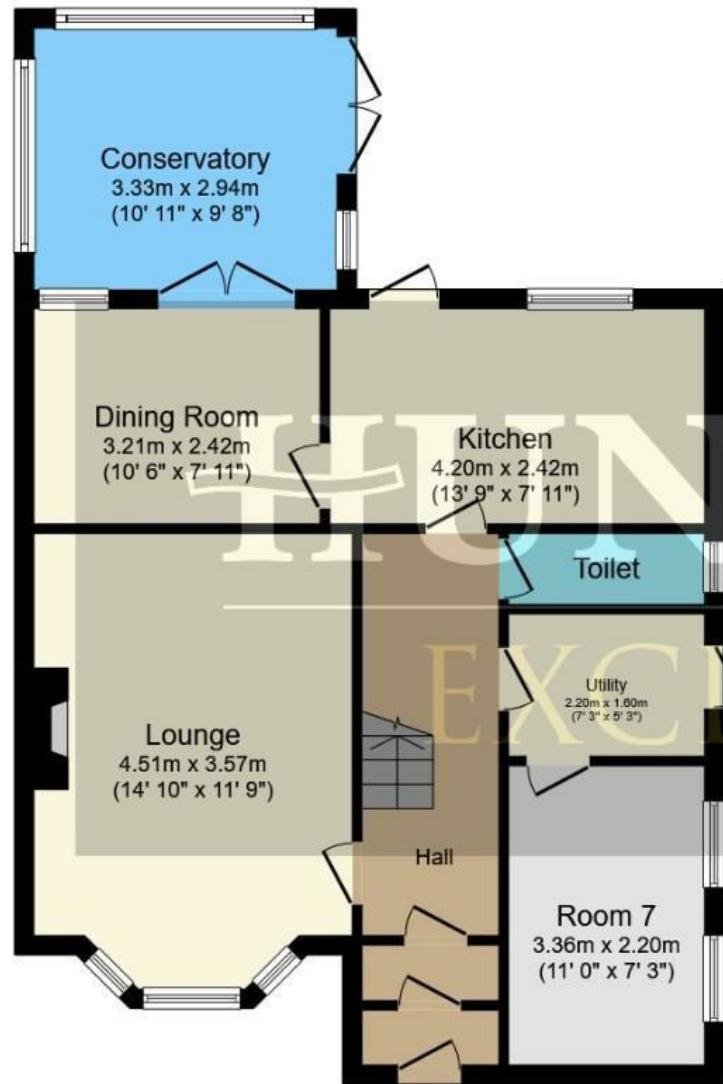
**11 Sunnybank Close, Aldridge, Walsall, WS9 0YR**

**Offers In The Region Of £500,000**

This spacious four-bedroomed detached home is nestled in the highly desirable Sunnybank Close, situated on the borders of Streetly and Aldridge. This property offers a generous living space and well-proportioned bedrooms, making it the perfect family home. Conveniently located for nearby schools, bus routes, parks and easy access to local amenities. The property comprises of; Entrance Porch, Hallway, Downstairs WC, Living Room, Kitchen and Dining Room, Conservatory and a Garage conversion which can be utilized as a home office or playroom. First Floor Landing, Master bedroom with En-suite, three further bedrooms and a Family Bathroom. Well-maintained rear Garden and Driveway parking to the front for multiple cars. Viewing is highly advised to get a feel for what this property has to offer. EPC RATING - D

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## Ground Floor

Total floor area 117.0 sq.m. (1,259 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## First Floor

## **Entrance Porch**

accessed via a UPVC double-glazed front door. Inset ceiling spotlights, laminate wood-effect flooring, UPVC double-glazed window to the front aspect and a UPVC double-glazed door into the

## **Hallway**

having a ceiling light point, radiator, stairs to the first floor accommodation, useful under stairs storage cupboard, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

## **Guest WC**

fitted with a wall hung hand wash basin and a close-coupled WC. Ceiling light point, wood panelling, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

## **Living Room**

having a feature stone fireplace with an inset coal-effect gas fire. Three wall light points, radiator and a UPVC double-glazed bay window overlooking the front aspect

## **Dining Room**

having coving, two wall light points, radiator, laminate wood-effect flooring and UPVC double-glazed French doors into the

## **Conservatory**

constructed with a brick base and UPVC double-glazed units. Ceiling light fan, laminate wood-effect flooring and French doors leading out onto the rear garden

## **Kitchen**

fitted with a range of wall and base units, under cupboard lighting, roll top work surfaces and an inset stainless steel sink with drainer and mixer tap. Double electric oven, gas hob with extractor hood, appliance space for a freestanding fridge-freezer and appliance space with plumbing for a washing machine. Two ceiling light points, part tiling to walls, radiator, laminate wood-effect flooring, UPVC double-glazed window and door into the rear garden

## **Garage (conversion)**

accessed via an internal door in the hallway and still having the up and over door to the front if any potential purchaser would like to reinstate the garage.

there is a utility space with fitted base units, roll top surfaces

and the wall mounted central heating boiler. Ceiling light point, tiled flooring and a door to the side of the property. Internal doors into the a further room (part of the garage conversion) which has a wall light point, radiator, laminate wood-effect flooring and two UPVC double-glazed windows to the side aspect

## **First Floor Landing**

having a ceiling light point, loft access and a useful fitted storage cupboard

## **Master Bedroom**

benefiting from fitted wardrobes providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect. Door into the

## **En-suite**

having a fully tiled shower enclosure with a mains powered overhead fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

## **Bedroom Two**

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## **Bedroom Three**

having a ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the rear aspect

## **Bedroom Four**

benefitting from a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

## **Family Bathroom**

having a panelled bath with an overhead mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

## **Outside**

the front of the property is set back from the road with a paved driveway providing off-road parking for several vehicles and

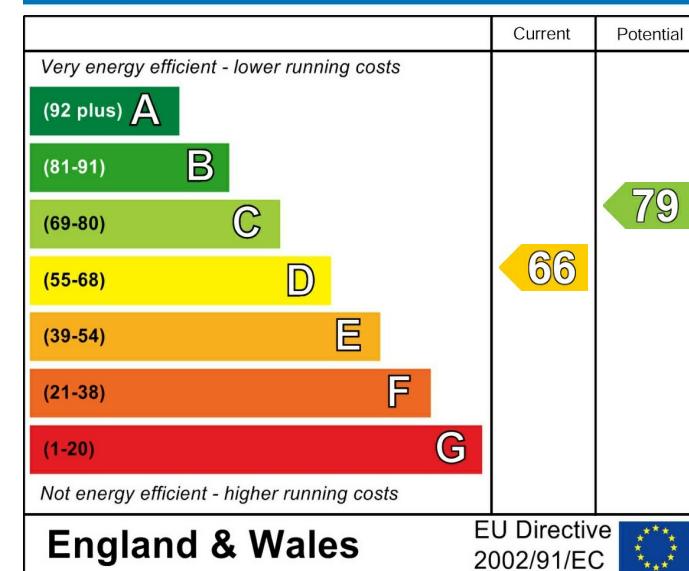
an up and over door for the garage which has been converted by the current owner. There is a timber pedestrian gate which gives access to the side of the property.

the well established, fully enclosed rear garden has a lawn with stocked borders of shrubs and hedges, a paved patio seating area, useful composite storage shed, outside lighting and a water tap

## **AGENTS NOTE**

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

## **Energy Efficiency Rating**



**England & Wales**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

