

Erdington Road

Aldridge, Walsall, WS9 0RT

John German





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Offers in the region of £400,000

Spacious detached house situated in a highly sought-after road, conveniently positioned within walking distance of the village green and shopping facilities and amenities within Aldridge.



The dining hall has a deep front facing window, glazed entrance door and a useful understairs cupboard. The well-proportioned lounge features patio doors to the garden and off which leads a separate office. There is a breakfast kitchen with a range of oak faced units with contrasting worksurfaces and inset stainless-steel sink and drainer, plus an integrated hob with oven beneath.

The first-floor landing has a linen cupboard and gives access to four bedrooms, three of which are double in size. The well-appointed wet room comprises electric shower, wash basin set into an integrated unit with both cupboard and drawers, WC and a chrome vertical towel radiator.

Outside, the property stands well back from the road behind a generous size drive which is capable of parking three/four cars and gives access to the two garages. To the rear of the property, there is a terrace with steps up to a very secluded mainly lawned rear garden which has an abundance of well stocked shrubs and borders.

Erdington Road is a highly regarded area of Aldridge. Aldridge has a very attractive village green and local shops and amenities. It is also well situated for commuters travelling to Birmingham and Walsall.

Agents notes:

- The property is offered for sale subject to Grant of Probate.
- Extensions were carried out prior to 1987 and paperwork is not available.
- There was coal mining activity in nearby Walsall Wood and Brownhills.
- One of the executors of the sale of the property is an employee of John German.
- The property is Freehold, however, there is also Leasehold registration, and we understand from our clients' solicitors that the buyer's solicitor upon purchase, will merge the two titles into one Freehold title with references to the various restrictions. The documents refer to rights, easements and covenants and copies are available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & two garages

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Walsall Metropolitan Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





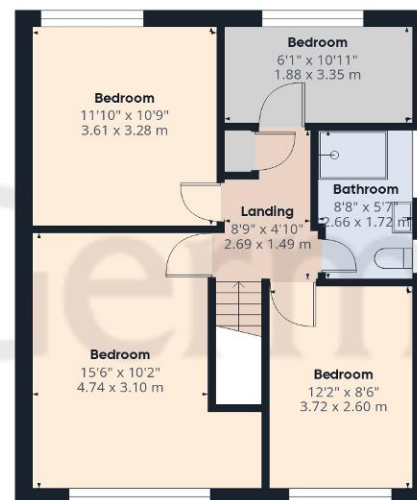


Ground Floor

Approximate total area⁽¹⁾

1500 ft²

139.4 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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