



Lester Grove, Streetly/Aldridge Border
Walsall, WS9 0SL

£620,000

***** A FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC ON THE BORDERS OF STREETLY AND ALDRIDGE *****

Nestled in the highly sought-after and tranquil cul-de-sac of Lester Grove, this impressive, detached residence offers the perfect blend of space, charm, and location. Ideally situated on the borders of Streetly and Aldridge, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. Boasting exceptional kerb appeal, the home is approached via a generous driveway that provides ample off-road parking, framed by a beautifully maintained and picturesque front garden.

Step inside to discover a spacious and well-presented interior, beginning with a useful entrance porch leading into a welcoming entrance hall. The ground floor offers a wealth of living space, including a large lounge with an attractive bay window that floods the room with natural light, a separate dining room with dual access to both the lounge and a bright conservatory, and a well-appointed kitchen/breakfast room, ideal for everyday family living. A separate utility room with WC and internal access to a sizeable garage adds further practicality.

Upstairs, a bright and airy landing leads to four generously sized double bedrooms. The master bedroom features fitted wardrobes and a private en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

To the rear, the garden is a true highlight of this exceptional home, lovingly landscaped and beautifully maintained, it provides a tranquil space to relax, unwind, or entertain. This is a rare opportunity to acquire a superb family home in a desirable and quiet location.

Internal viewing is highly recommended to fully appreciate all that this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Ground Floor

Entrance Porch 2' 2" x 4' 7" (0.66m x 1.40m)

Entrance Hall 17' 2" x 4' 11" (5.23m x 1.50m)

Lounge 17' 2" (into bay) x 12' 9" (5.23m x 3.88m)

Dining Room 14' 8" x 12' 9" (4.47m x 3.88m)

Conservatory 13' 8" x 12' 4" (4.16m x 3.76m)

Kitchen/Breakfast Room 9' 8" x 12' 4" (2.94m x 3.76m)

L Shape Utility Room 12' 3" (max) x 11' 2" (max) (3.73m x 3.40m)

WC 5' 2" x 2' 10" (1.57m x 0.86m)

Garage 16' 1" x 15' 0" (4.90m x 4.57m)

First Floor

First Floor Landing

Bedroom One 12' 9" x 12' 9" (3.88m x 3.88m)

En-Suite Shower Room 6' 6" x 9' 5" (1.98m x 2.87m)

Bedroom Two 9' 9" x 10' 11" (2.97m x 3.32m)

Bedroom Three 9' 6" (max) x 10' 6" (2.89m x 3.20m)

Bedroom Four 8' 11" (max) x 12' 5" (2.72m x 3.78m)

Family Bathroom 7' 0" x 7' 1" (2.13m x 2.16m)

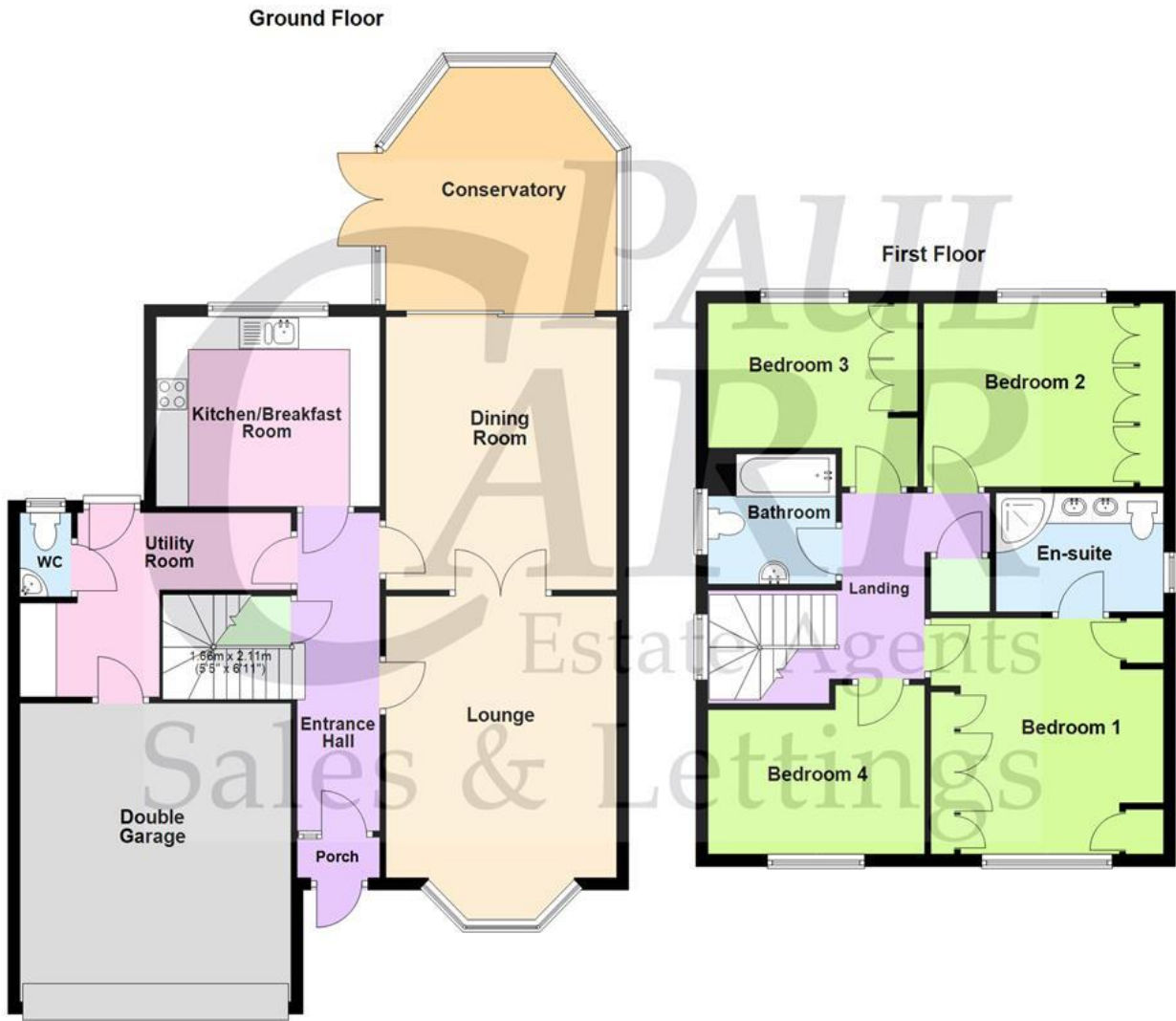




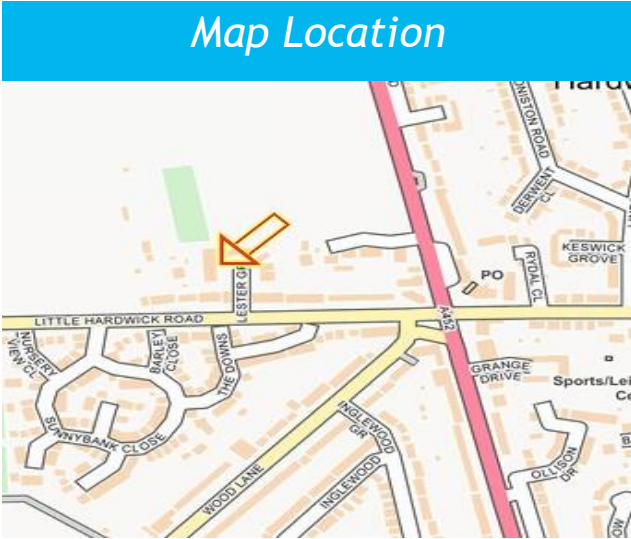


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 29th May 2025