



1 Widney Avenue, Aldridge,
Walsall, WS9 8HF

Offers in the Region Of £365,000

Aldridge

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Paul Carr Estate Agents are delighted to present this immaculate semi-detached house, now available for purchase. This property is tastefully modernised, offering an appeal of elegance and modern charm.

Nestled in a popular cul-de-sac, the location boasts excellent public transport links, proximity to local amenities, and nearby schools, making it an ideal property for families.

The house offers a comfortable living space with one generous reception room, featuring large windows that fill the room with an abundance of natural light.

The kitchen/diner is a notable highlight, equipped with a range of fitted units, an integrated fridge, freezer, dishwasher, induction hob and a Neff oven and microwave oven. The dining area makes it a perfect spot for culinary adventures with the French windows opening up to a beautiful rear garden, inviting natural light and offering an idyllic view.

The property comprises three bedrooms, two generously-sized double rooms and one single room, providing ample space for a growing family or guests. A refitted bathroom with a modern white suite adds a touch of luxury to the property.

The garage has been converted, creating a versatile study/playroom and retaining a useful storage space accessed from the front driveway. It also carries the potential to extend (subject to planning permission), providing exciting possibilities for future enhancements.

In conclusion, this property, with its perfect blend of style, comfort, and location, is a unique opportunity not to be missed. We would recommend arranging a viewing at the earliest convenience to truly appreciate what this property has to offer.





Property Specification

Hall

Lounge - 4.30m (14'1") x 3.49m (11'5") max

Kitchen/Diner - 7.06m (23'2") x 3.62m (11'11") max/2.69m (8'10") min

Study/Playroom - 3.14m (10'4") x 2.50m (8'2")

Bedroom 1 - 3.70m (12'2") x 3.35m (11')

Bedroom 2 - 3.63m (11'11") x 3.35m (11')

Bedroom 3 - 2.50m (8'2") x 1.99m (6'6")

Bathroom - 2.26m (7'5") x 1.94m (6'4")

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: 26th April 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

