



94 Hallcroft Way, Aldridge
Walsall, WS9 8UL

Offers in the Region Of £335,000

Aldridge

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Paul Carr Estate Agents are delighted to bring to market this well-appointed three-bedroom semi-detached house, which is offered for sale with no onward chain.

Set in a popular location, the property benefits from excellent public transport links, reputable nearby schools, and a wealth of local amenities, making it a superb choice for families and professionals alike.

The property has a welcoming, light and airy lounge featuring large windows that create an inviting ambience along with an inset gas fire. Double doors open seamlessly to the dining room, where a patio door provides direct access to the neatly maintained rear garden—perfect for indoor-outdoor living and entertaining guests.

The well-equipped kitchen is fitted with a range of fitted units, a gas cooker point, plumbing for a washing machine, and a convenient breakfast bar. From the kitchen, there is a doorway to the sunroom, providing an ideal space for relaxation, with the added benefit of access a guest WC.

Upstairs, the property offers two spacious double bedrooms and a single bedroom, providing ample sleeping accommodation. The shower room is fitted with a corner shower cubicle, WC, and wash basin.

Externally, the property boasts a single garage, driveway parking to the front, and a neatly maintained garden, supporting a relaxed outdoor lifestyle and offering abundant curb appeal.

This attractive home represents an ideal opportunity to acquire a comfortable family home in a sought-after area, combining practicality, style, and convenience. Viewings are highly recommended to fully appreciate all that this property has to offer.





Property Specification

Hall

Lounge - 4.46m (14'8") x 3.33m (10'11")

Dining Room - 3.02m (9'11") x 2.66m (8'9")

Kitchen - 3.35m (11') x 2.54m (8'4")

Sunroom - 2.85m (9'4") x 2.41m (7'11")

WC

Garage - 4.86m (15'11") plus recess
x 2.41m (7'11")

Bedroom 1 - 3.89m (12'9") x 3.33m (10'11")

Bedroom 2 - 3.64m (11'11") x 3.27m (10'9")

Bedroom 3 - 2.98m (9'9") x 1.90m (6'3")

Shower Room - 2.70m (8'10") x 1.90m (6'3")

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: 30th July 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		
(69-80) C		75
(55-68) D	62	
(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



Ground Floor



First Floor

