



207 Walsall Wood Road, Aldridge,
Walsall, WS9 8HA

£675,000

Aldridge

£675,000



Paul Carr Estate Agents are delighted to present for sale this immaculate semi-detached house, set in a highly sought after location. This exceptional family home seamlessly blends original character with modern enhancements.

Dating back to circa 1870, the property has been thoughtfully extended and improved by the current owner, resulting in a residence that bristles with charm and contemporary comfort.

Upon arrival, a large, gated driveway provides ample off-road parking, leading to a welcoming entrance. The ground floor boasts three versatile reception rooms, including a light and airy lounge featuring a traditional fireplace with gas fire inset, an extended dining room with French windows opening to the low maintenance garden, and a useful snug or playroom—ideal for families.

The striking kitchen / family room is the heart of this home, offering granite countertops, a comprehensive range of fitted units, a Belfast sink, and space for a Range style cooker. Integrated appliances include a dishwasher, tumble dryer, and drinks cooler, while French windows provide direct garden access. A convenient guest WC / utility room adjoins the kitchen.

To the first floor there are four excellent bedrooms. The principal double bedroom features a suite of fitted wardrobes, delightfully illuminated by twin skylights and boasts access to an en-suite shower room with further skylight, WC, wash basin and shower. Two further double bedrooms are filled with natural light, while the fourth is a compact double with fitted wardrobes. An attractive family bathroom hosts a classic roll-top bath, WC, and wash basin.

Perfectly placed for access to public transport links, reputable nearby schools, and local amenities, this property offers an unrivalled opportunity to acquire an elegant home in a prime setting. Early viewing is highly recommended.





Property Specification

Hall

Kitchen/Family Room - 7.22m (23'8") x 5.42m (17'9")

Lounge - 4.23m (13'11") x 3.72m (12'2")

Dining Room - 5.20m (17'1") x 3.72m (12'2") 3.36m (11'0") min

Snug - 3.30m (10'10") x 2.78m (9'1")

WC/Utility - 3.25m (10'8") x 1.20m (3'11")

Bedroom 1 - 4.93m (16'2") into wardrobes x 3.08m (10'1") plus recess to door

Ensuite - 2.85m (9'4") x 1.19m (3'11") plus 0.07m (0'3") x 0.07m (0'3")

Bedroom 2 - 4.14m (13'7") plus bay x 3.30m (10'10") plus 0.07m (0'3") x 0.07m (0'3")

Bedroom 3 - 3.72m (12'2") max x 3.32m (10'11") max plus 0.07m (0'3") x 0.07m (0'3")

Bedroom 4 - 3.72m (12'2") max into wardrobes x 2.69m (8'10") max plus 0.07m (0'3") x 0.07m (0'3")

Bathroom - 1.83m (6'0") max x 2.04m (6'8") max

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: 1st August 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	73	79
(55-68) D		
(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

