



Erdington Road, Aldridge  
Walsall, WS9 0RT

Offers in the Region Of £400,000



# Aldridge

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Presenting this impressive four-bedroom detached house, offered for sale with the added benefit of no onward chain, and set in a popular location. Perfectly situated near public transport links, reputable schools, and an array of local amenities, this property offers convenience and excellent potential for family life.

The home features two generously sized reception rooms, including a bright dining room and a spacious living room with large windows, garden views, and direct access to the well-established garden - ideal for entertaining or enjoying peaceful afternoons. In addition, a useful study or playroom provides flexible space for work or recreation.

The breakfast kitchen is fitted with ample units and includes integrated double oven and hob, plumbing for both dishwasher and washing machine, a dedicated breakfast area, and convenient access to the garden, making it a functional heart of the home.

The property boasts four bedrooms: three doubles, one with fitted wardrobes, and a good-sized single - each offering comfortable accommodation for the whole family. The wet room-style bathroom is equipped with a wash basin with useful fitted storage, a WC, and a shower area.

Externally, the property benefits from driveway parking to the front, two garages, and a mature rear garden, offering both privacy and ample outdoor space.

With scope for modernisation, this excellent family home is full of potential and ready to be tailored to your own taste. Arrange a viewing today to fully appreciate all that this quality residence has to offer.







## Property Specification

Dining Room	4.25m (13'11") x 3.14m (10'4")
Lounge	4.52m (14'10") x 3.64m (11'11")
Breakfast Kitchen	6.20m (20'4") max x 2.70m (8'10") max
Study / Hobby / Play Room	3.92m (12'10") x 2.75m (9') max
Garage One	4.80m (15'9") x 2.62m (8'7")
Garage Two	4.75m (15'7") x 2.63m (8'8") max
Landing	
Bedroom 1	4.72m (15'6") x 3.13m (10'3") plus alcove
Bedroom 2	3.64m (11'11") x 3.28m (10'9")
Bedroom 3	3.74m (12'3") x 2.55m (8'4")
Bedroom 4	3.34m (10'11") x 1.88m (6'2")
Wet Room	2.62m (8'7") x 1.68m (5'6") max

## Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	E Tenure: Freehold

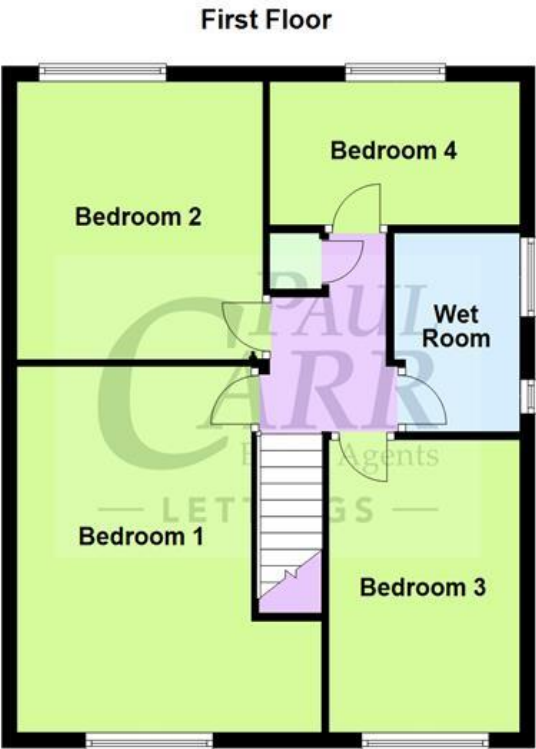
## Agent's Note

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: 11th September 2025

# 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Map Location

