



3 Hillview, Aldridge,
Walsall, WS9 8XJ

Offers Over £340,000

Aldridge

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Ground Floor

Entering through the porch, you're welcomed into a bright and spacious open-plan lounge and dining area, featuring a double-glazed window to both front and rear, a charming log burner, multiple lighting points, and stairs rising to the first floor. This versatile living space is ideal for both relaxing and entertaining.

The kitchen is well-appointed with a range of fitted units, integrated appliances including a four-ring electric hob, oven, grill, and dishwasher, along with a rear-facing window and access to the utility.

The generous utility room offers further workspace, plumbing for laundry appliances, and access to both the rear garden and garage.

The garage itself benefits from an electric roller shutter door, side window, and internal lighting, providing excellent additional storage or secure parking.

First Floor

Upstairs, the landing provides access to three bedrooms and the family bathroom.

The main bedroom is a comfortable double, featuring fitted wardrobes with sliding doors, a front-facing window, and downlighters.

Bedroom two overlooks the rear garden and offers a good-sized layout, while bedroom three includes fitted storage and a front-facing aspect.

The bathroom is stylishly fitted with a P-shaped bath and overhead gas shower, Jack and Jill sinks, a low flush WC, heated towel rail, and rear-facing obscured window, all complemented by modern lighting.

Exterior

To the front, the property benefits from a tarmac driveway leading to the garage, with steps rising to the main entrance and a neatly maintained front garden.

At the rear, a large, slabbed patio provides an ideal space for outdoor dining, with steps leading up to a well-kept garden enclosed by boundary fencing.





Property Specification

Entrance Porch

Lounge/Diner - 17' 0" x 23' 7" (5.18m x 7.18m)

Kitchen - 9' 1" x 8' 4" (2.77m x 2.54m)

Utility Room - 11' 4" x 8' 4" (3.45m x 2.54m)

Garage - 16' 0" x 16' 3" (4.87m x 4.95m)

Bedroom One - 10' 2" x 12' 1" (3.10m x 3.68m)

Bedroom Two - 11' 3" x 8' 5" (3.43m x 2.56m)

Bedroom Three - 8' 1" x 6' 4" (2.46m x 1.93m)

Family Bathroom - 5' 3" x 7' 8" (1.60m x 2.34m)

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: 15th September 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		79
(55-68) D	66	
(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

