



14 Widney Avenue, Aldridge,  
Walsall, WS9 8HF

Offers in the Region Of £299,950



# Aldridge

## Offers in the Region Of £299,950



Paul Carr Estate Agents are pleased to offer for sale this charming semi-detached house, ideally proportioned to accommodate first-time buyers or young families alike. The property boasts a plethora of enticing features that render it a perfect choice amidst the bustling market.

This inviting dwelling hosts three bedrooms; two double sized, one inclusive of fitted wardrobes, and a single room, facilitating plenty of accommodation for the residents. Coupled with this, the house benefits from one well-appointed bathroom, fitted with a white suite, inclusive of a bath, WC and wash basin, offering ample comfort and ease for daily preparations.

The heart of the home, the kitchen, offers substantial space for cooking, dining, and entertaining. Benefitting from an open-plan design, the kitchen and diner combine to form a hub of home activity. Equipped with a range of fitted units, there is bountiful storage. The culinary space also comes complete with a space for a Range style cooker and an American fridge/freezer adding to its functionality. Moreover, it provides plumbing for a dishwasher and a washing machine, proving to be exceptionally practical. An added advantage is the French windows that lead to the rear, connecting indoor and outdoor spaces seamlessly and bringing a welcome influx of natural light into the space. Alongside, there is a separate reception room, adorned with large windows, offers a light and airy space promising cosy and relaxing evenings.

The property's exterior echoes its interior charm. The house comes with the added benefit of driveway parking in the front as well as a neatly maintained garden, offering a serene retreat from the hustle and bustle of daily life.

Positioned in a popular cul-de-sac location, the residence also offers easy access to public transport links, nearby schools, and local amenities, making it the perfect choice for potential buyers.







## Property Specification

Hall

Lounge - 4.28m (14') max x 3.48m (11'5")

Kitchen/Diner - 7.70m (25'3") max x 4.13m (13'6") max

Hobby Room/Study/Storage -  
3.00m (9'10") x 2.10m (6'11")

WC

Bedroom 1 - 4.26m (14') max x 3.33m (10'11")

Bedroom 2 - 3.63m (11'11") x 3.33m (10'11")

Bedroom 3 - 2.55m (8'4") x 2.00m (6'7")

Bathroom - 2.28m (7'6") x 2.00m (6'7")

### 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 July 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

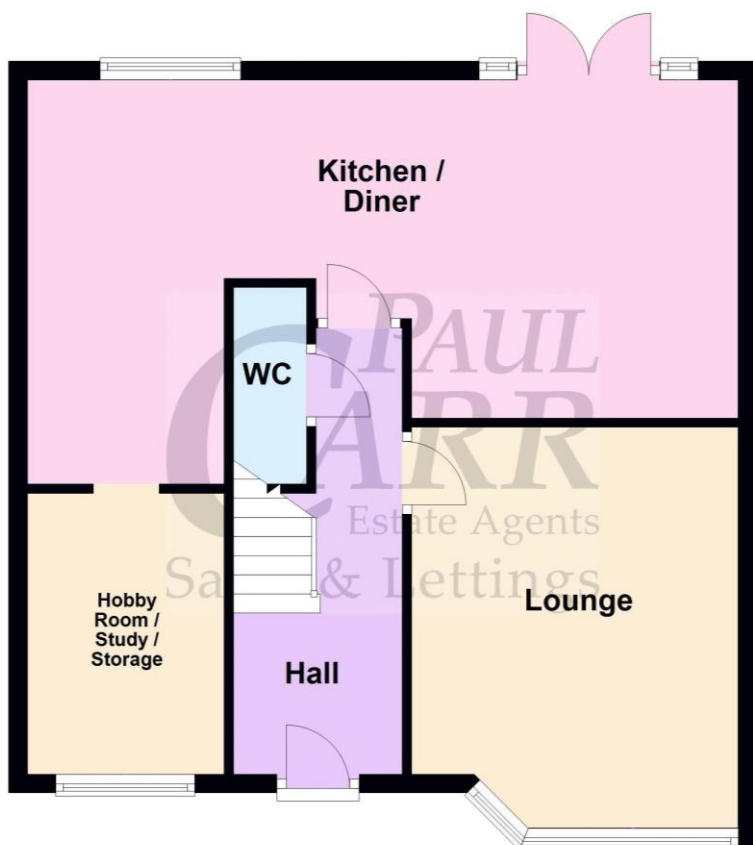
Council tax band: C

Tenure: Freehold

# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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

