



92 Lazy Hill Road, Aldridge,  
Walsall, WS9 8RR

Offers in the Region Of £370,000

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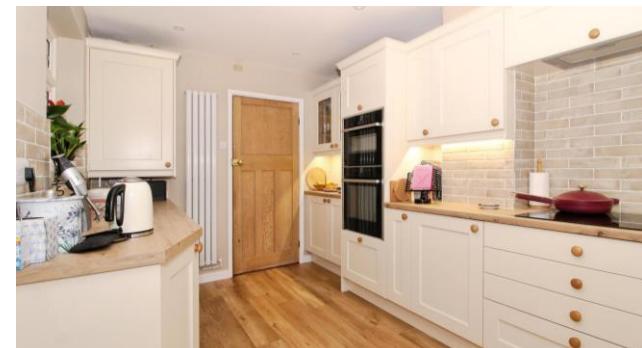
Paul Carr Estate Agents are delighted to offer for sale this superb, extended three-bedroom semi-detached house, set in a popular residential street in Aldridge.

The ground floor includes a stylish, modern kitchen fitted with a range of units, integrated Neff double oven and hob with extractor over, and an integrated Bosch fridge and dishwasher. There is access to a useful utility area with ground floor shower room off and access to the spacious conservatory, which overlooks the good-sized rear garden, which enjoys a pleasant outlook to the rear.

To the first floor, there are two double bedrooms and one single bedroom, complemented by a bathroom, which is fitted with a WC, wash basin and bath.

Aldridge benefits from a range of local amenities including supermarkets, independent shops, cafés and restaurants centred around Aldridge village. Nearby schools in the area include both primary and secondary options, which are well-regarded locally. Parks and green spaces around Aldridge and the wider Walsall area provide opportunities for walking and leisure.

Public transport links are accessible, with regular bus services connecting Aldridge to Walsall, Sutton Coldfield and Birmingham. Walsall railway station can typically be reached in around 10-15 minutes by car, offering services towards Birmingham and beyond, with journey times to Birmingham New Street often around 20 minutes. Road links such as the A461 and A452 provide further access to surrounding towns and the motorway network.





### 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: 17th January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

### Hall

Extended Lounge -	5.30m (17'5") x 3.01m (9'10") max
Dining Room -	3.65m (12') x 3.20m (10'6") plus bay
Kitchen -	4.41m (14'6") x 2.56m (8'5")
Utility Area -	1.82m (6') x 1.80m (5'11")
Shower Room -	2.13m (7') x 0.80m (2'7")
Conservatory -	4.26m (14') x 2.94m (9'8") max
Bedroom 1 -	3.66m (12') x 3.20m (10'6")
Bedroom 2 -	3.66m (12') x 3.20m (10'6")
Bedroom 3 -	2.11m (6'11") x 2.10m (6'11")
Bathroom -	2.19m (7'2") x 2.10m (6'11")

### Viewer's Note:

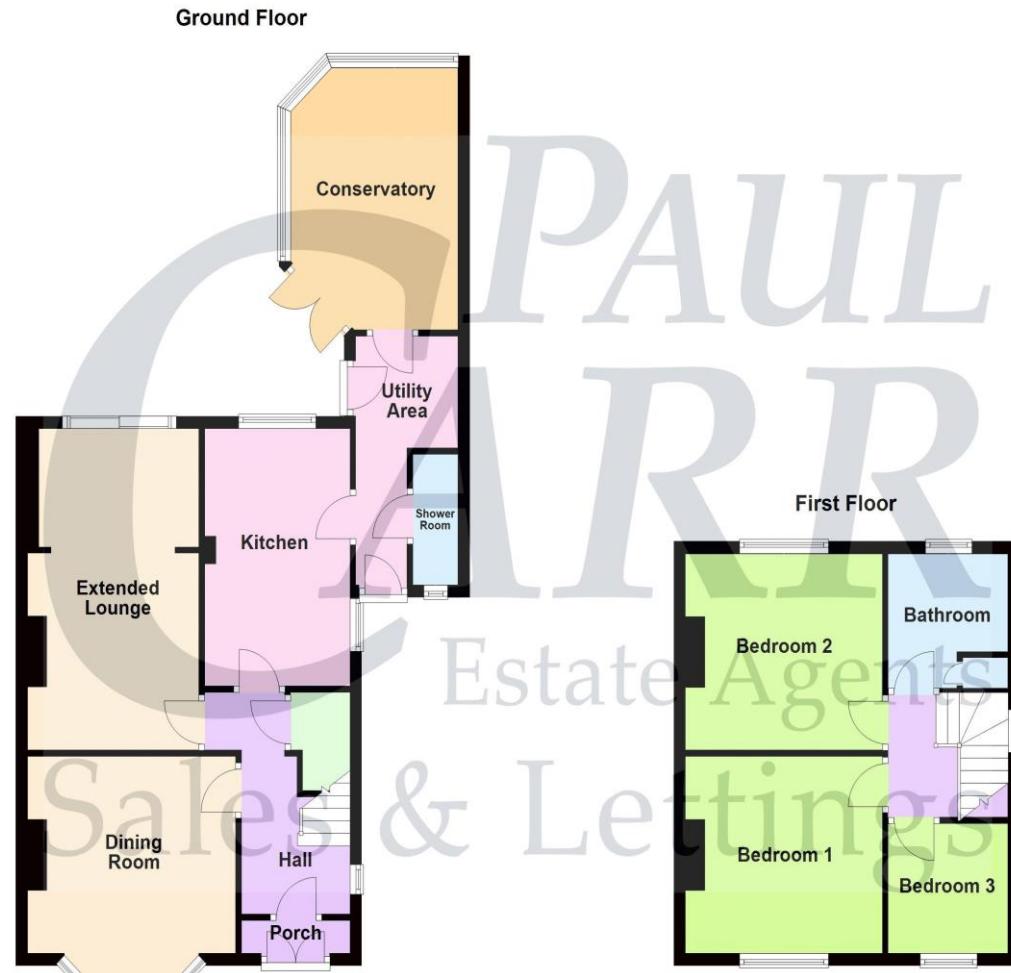
Services connected: Gas, Water, Electric & Drainage

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

NEW  
INSTRUCTION  
AWAITING  
EPC

## Map Location



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The UK's number one property website

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