



15 Seven Acres, Aldridge,  
Walsall, WS9 0EX

Offers in the Region Of £425,000

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Paul Carr Estate Agents are delighted to offer for sale this beautifully presented, three-bedroom semi-detached house, set in a popular cul-de-sac location within easy reach of Aldridge centre, offering convenient access to local amenities, schools and public transport links.

The ground floor features a light and spacious open-plan lounge/dining area with a bow window to the front and bifold doors opening onto the rear garden, creating a well-proportioned living and entertaining space. A wall-mounted fire provides an attractive focal point.

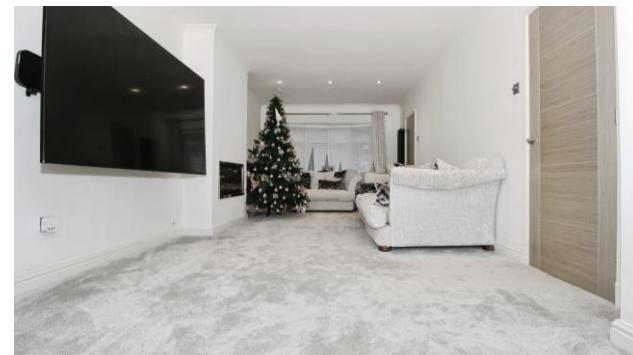
A superb breakfast kitchen caters to your culinary needs, featuring under-floor heating, a range of fitted units, integrated fridge, freezer, washing machine, microwave, oven and gas hob. There is also a guest WC with shower facility, adding useful flexibility for busy households.

Upstairs, there are two double bedrooms and a third bedroom currently arranged as a dressing room, benefitting from fitted wardrobe space and a built-in cupboard.

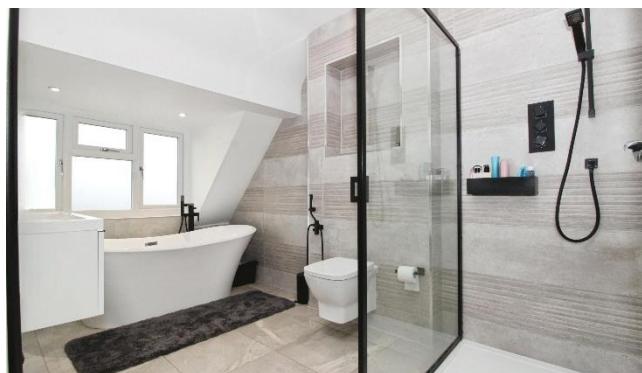
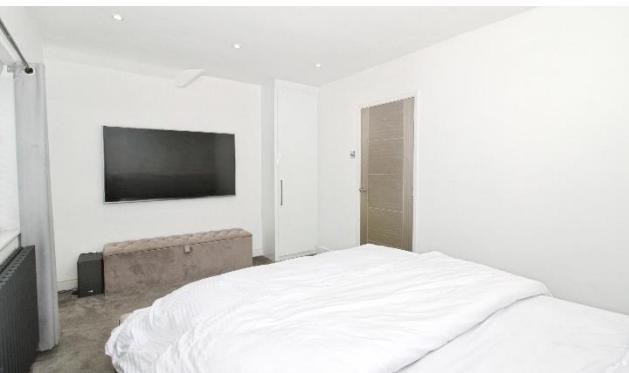
The family bathroom is fitted with a stylish, modern suite comprising WC, wash basin, striking freestanding bath and separate shower cubicle, with tiled flooring and walls.

Outside, the property includes driveway parking to the front and a single garage/storage, together with a rear garden accessible from the reception room.

The house is well positioned for Aldridge centre, where you will find supermarkets, independent shops, cafés and everyday services. Nearby schools serve the local community, making this an appealing location for families. Aldridge offers regular bus services towards Walsall, Birmingham and surrounding areas, with rail connections available from Walsall station, providing services to Birmingham New Street typically in around 20-25 minutes. Local parks and green spaces are also within easy reach, supporting a balanced lifestyle in this established residential area.



# Property Specification



## 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:

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.

## Hall

Lounge Area - 6.02m (19'9") x 3.34m (10'11")

Dining Area - 2.82m (9'3") x 2.26m (7'5")

Kitchen - 3.34m (10'11") x 3.00m (9'10")

## WC

Garage - 4.83m (15'10") x 2.25m (7'5")

Bedroom 1 - 4.36m (14'4") x 3.03m (9'11")

Bedroom 2 - 3.34m (10'11") x 2.88m (9'5")

Bedroom 3 - 3.34m (10'11") x 3.06m (10'1") max

Bathroom - 3.70m (12'2") x 2.25m (7'5")

## Viewer's Note:

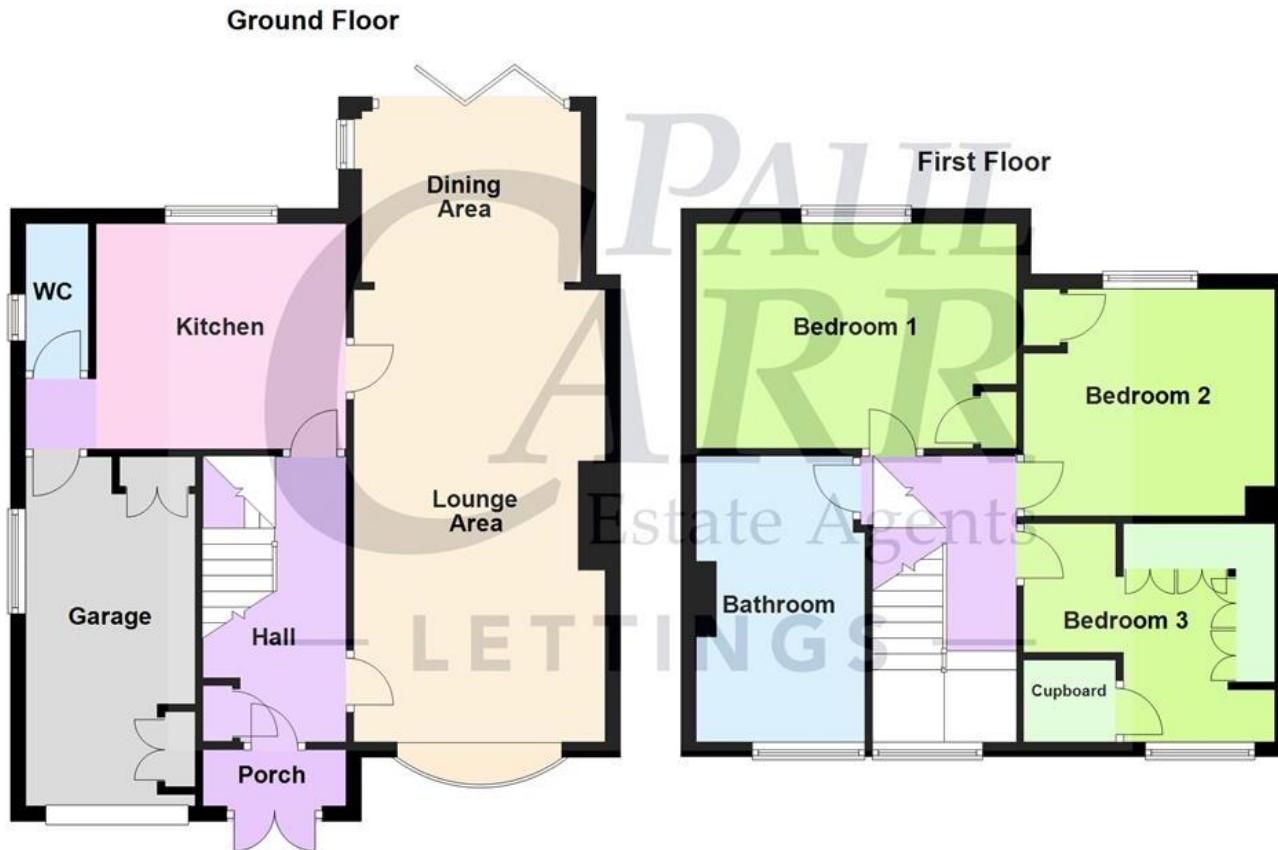
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

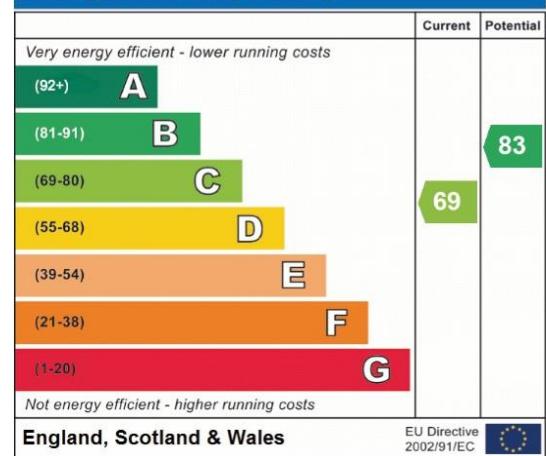
# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

