



12 Weston Crescent, Aldridge,
Walsall, WS9 0HB

Offers in the Region Of £430,000

Aldridge

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Paul Carr Estate Agents are delighted to offer for sale this immaculately presented, extended semi-detached house which is situated in a sought-after location.

Offering outstanding links to local amenities, public transport, and nearby schools, this home is ideal for families planning their next move. This stunning abode provides an enriched living experience with two spacious reception rooms.

The first reception room epitomizes comfort with underfloor heating and Karndean flooring. It encapsulates an irresistible indoor-outdoor appeal with a refreshing garden view, accessible via bifold doors to the rear. The second reception room exudes a light, airy feeling with a bay window to the front elevation.

The well-designed kitchen provides a delightful culinary setting with a range of fitted units, an integrated dishwasher, fridge, freezer, an oven with a warming drawer, an induction hob with an extractor over, and plumbing for a washing machine. Other appealing features of the kitchen includes French windows to the rear, flooding the room with natural light, space for a cosy breakfast table and access to a useful guest WC.

Comfort is championed in the four bedrooms, with the master bedroom boasting a stylish, modern ensuite bathroom. The second double bedroom showcases a charming bay window to the front elevation, while there is also a good-sized third bedroom and a single fourth bedroom. For additional convenience, the house has an attractive family shower room with a WC, washbasin, and shower cubicle with mains shower fitted.

Desirable features enrich the residence including solar panels, a single garage, an attractive rear garden with a pizza oven and "entertaining area", driveway with an EV charger, and a HEPA air filtration system.





Property Specification

Porch

Hall - 3.94m (12'11") max x 1.82m (6')

Lounge - 5.76m (18'11") max
x 4.43m (14'6") max

Dining Room - 4.24m (13'11") max into bay
x 3.50m (11'6")

Breakfast Kitchen - 5.76m (18'11") x 3.17m (10'5")
max / 2.10m (6'11") min

Utility - 0.90m (2'11") x 0.89m (2'11")

WC

Bedroom 1 - 4.40m (14'5") max into bay
x 3.34m (10'11")

Ensuite Bathroom - 2.25m (7'5") x 1.98m (6'6")

Bedroom 2 - 3.71m (12'2") x 3.34m (10'11")

Bedroom 3 - 4.20m (13'9") x 2.18m (7'2")

Bedroom 4 - 2.72m (8'11") x 1.98m (6'6")

Shower Room - 2.25m (7'5") x 2.18m (7'2")

Garage - 4.72m (15'6") x 2.20m (7'3")

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:

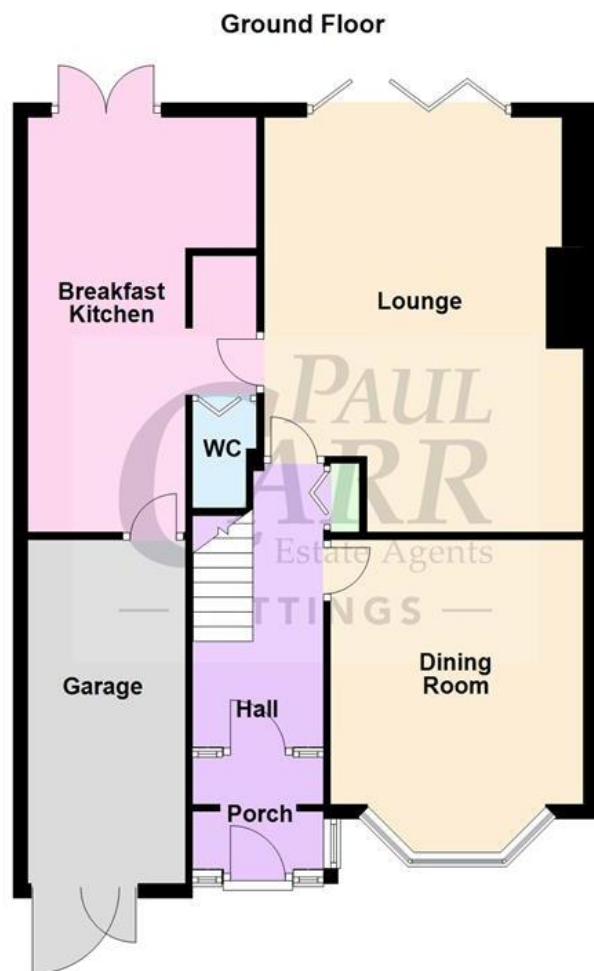
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(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

