



Aldridge Road, Little Aston,
Walsall, WS9 0PF

Offers in Excess of £650,000

Three Floors of Fabulous – Impeccably presented and ready to move into, this home is proof that function and flair can co-exist! Tucked behind an unassuming facade lies a cleverly expanded and lovingly styled family haven, where space flows freely and every corner hums with character.

Step inside and let the wow begin — the heart of the home is a show-stopping open-plan kitchen, complete with a statement island (great for brunches or dramatic cheese boards), top-tier integrated appliances, and corner bifolds that fold away like theatre curtains to reveal a beautifully landscaped garden. Yes, it's indoor-outdoor living — and yes, it's fabulous. The ground floor is a sensory treat: underfloor heating and herringbone-style wood flooring adds a splash of classic drama. Two flexible reception rooms adapt to whatever your lifestyle demands — Netflix marathons, grown-up dinner parties, home office hustle — take your pick.

Ascend to the first floor where three generous bedrooms await. One has its own ensuite, while the family bathroom wouldn't be out of place in a boutique hotel — think soaking tub, waterfall tap, and all the zen vibes. And then there's the top floor: a whole level dedicated to the principal suite. It's got an ensuite. It's got a custom dressing room. It's got 'sanctuary' written all over it.

To the fore the driveway provides ample off road parking and to the rear, the rear garden boasts a beautiful, decked area, perfect for soaking up the sun and enjoying those holiday vibes right at home. Best of all, it's private and not overlooked, making it your own peaceful retreat.

Ideally positioned close to Little Aston Primary School located on Forge Lane and within easy reach of local amenities in Little Aston, Aldridge and Sutton Coldfield. This house must be vied to appreciated.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room
3.56m (11'8") x 3.51m (11'6")

Kitchen/Family Area
7.95m (26'1") x 4.44m (14'7")

Snug
3.45m (11'4") x 2.08m (6'10")

WC

Landing

Bedroom 2
3.56m (11'8") x 3.51m (11'6")

En-suite

Bedroom 3
3.30m (10'10") x 2.74m (9')

Bedroom 4
3.43m (11'3") x 2.08m (6'10")

Bathroom

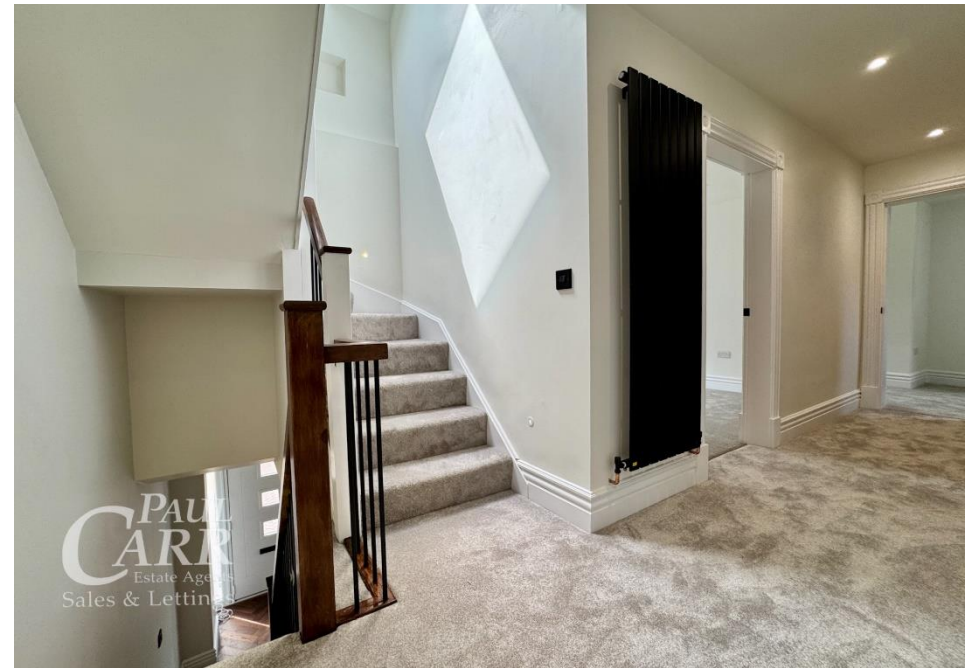
Landing

Bedroom 1
4.95m (16'3") x 4.15m (13'8")

En-suite

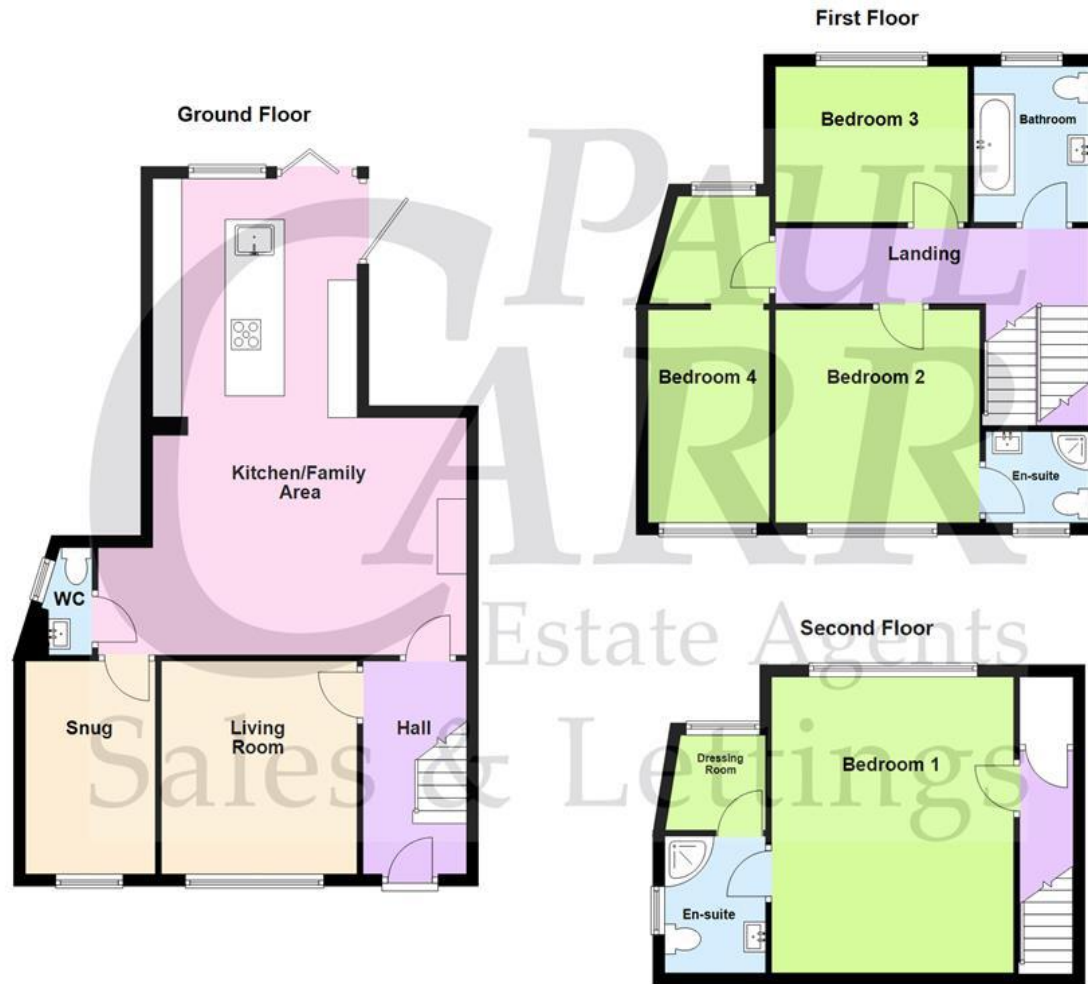
Dressing Room
1.59m (5'3") x 1.59m (5'2")





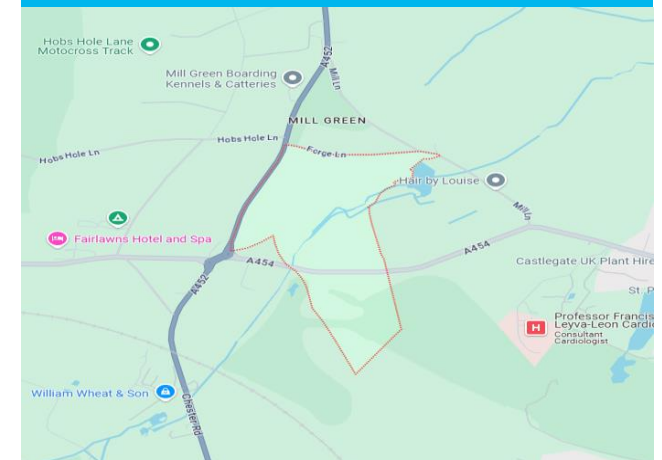
Floor Plan

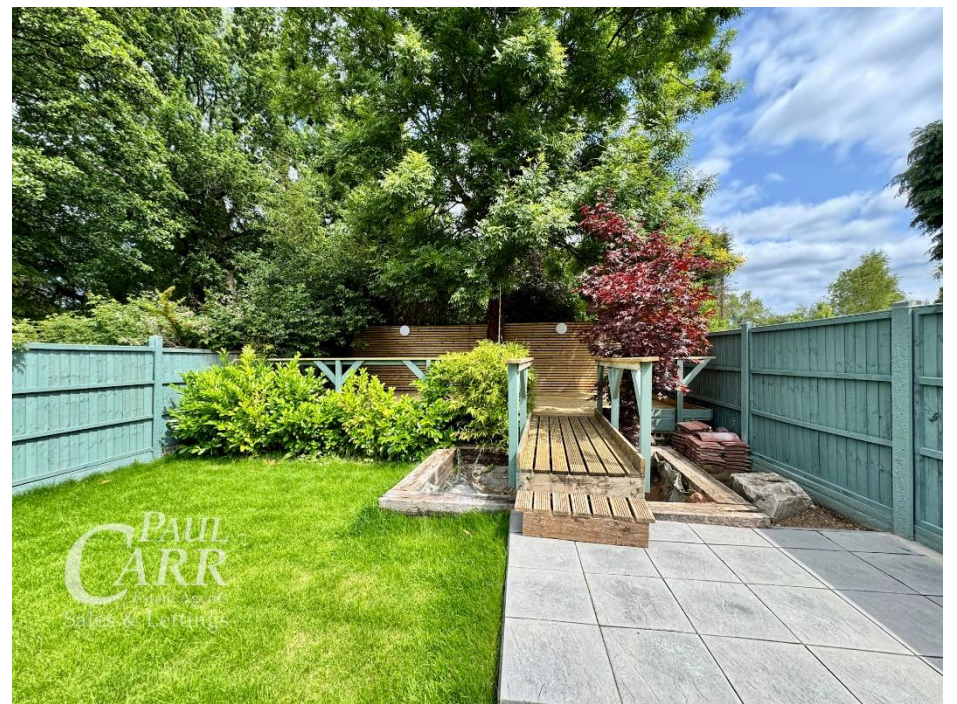
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Map Location







Agent's Note:

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