PAUL CARR Estate Agents
Sales & Lettings

Aldridge | 01922 454 014 | Aldridge@paulcarrestateagents.co.uk

45 Broadmeadow, Aldridge, Walsall, WS9 8JB

Offers in the Region Of £220,000

Aldridge

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Paul Carr Estate Agents are delighted to present to market this two-bedroom, semi-detached dormer-style property in the sought-after area of Aldridge, which offers scope for modernisation and is available with no onward chain.

The ground floor features a light and airy lounge and a separate dining room, providing two distinct reception spaces. The kitchen is fitted with units and includes a gas cooker point, along with a useful side access door leading to the rear garden. A separate utility room offers additional storage and appliance space, including plumbing for a washing machine. The shower room includes a corner shower cubicle and wash basin, with a separate WC located off the inner hallway, adding practicality to the layout.

Upstairs, there are two double bedrooms and a cupboard housing the central heating boiler.

Externally, there are neatly maintained gardens to the front and rear offering excellent space for relaxation or entertaining guests.

The property is well placed for local amenities in Aldridge, including supermarkets, independent shops, cafés and services around the village centre. Green spaces such as Aldridge Croft and nearby parks provide opportunities for walking and recreation. Public transport links are accessible, with bus routes from Aldridge connecting to Walsall, Sutton Coldfield and Birmingham. Rail services from Walsall station offer routes into Birmingham New Street in around 25–30 minutes, providing onward links across the region. Road connections via the A454, A461 and M6 give convenient access to surrounding towns and the wider West Midlands.

Property Specification

Hall	
Lounge	4.60m (15'1") x 3.06m (10') max
Dining Room	3.62m (11'11") x 3.03m (9'11")
Kitchen	2.78m (9'1") x 1.73m (5'8")
Utility	2.72m (8'11") x 1.75m (5'9")
Shower Room	1.73m (5'8") x 1.55m (5'1")
WC	
Bedroom 1	4.42m (14'6") max x 3.03m (9'11")
Bedroom 2	3.65m (12') x 3.12m (10'3")

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: 15th April 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 £47.50 + VAT (£57 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.

Viewer's Note:

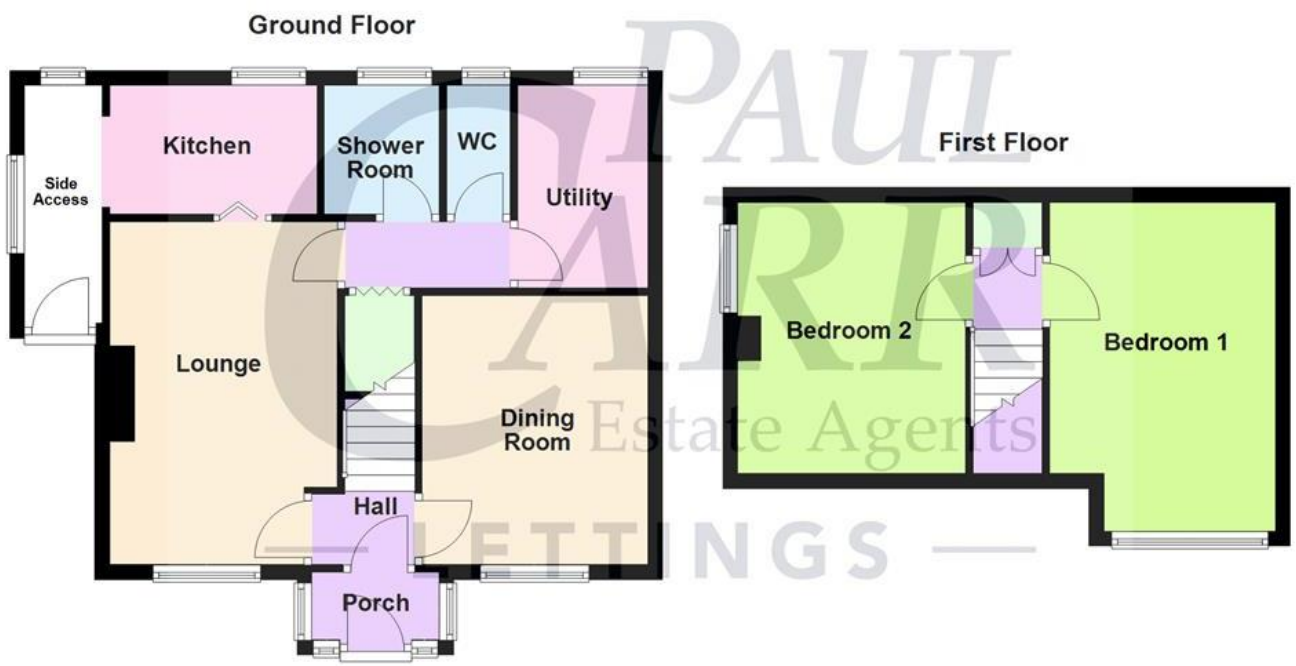
Services connected: Gas, water, electric & drainage

Council tax band: B

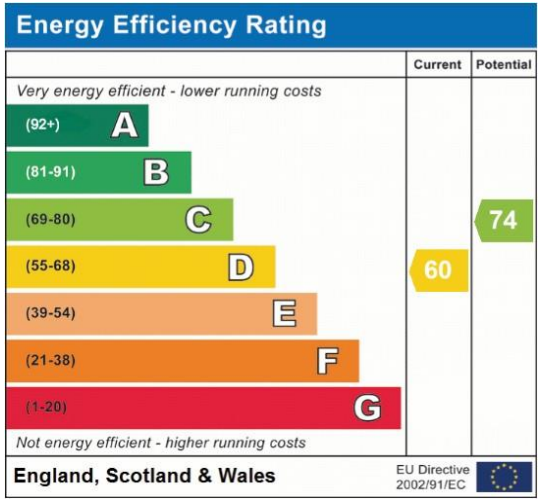
Tenure: Freehold

Floor Plan

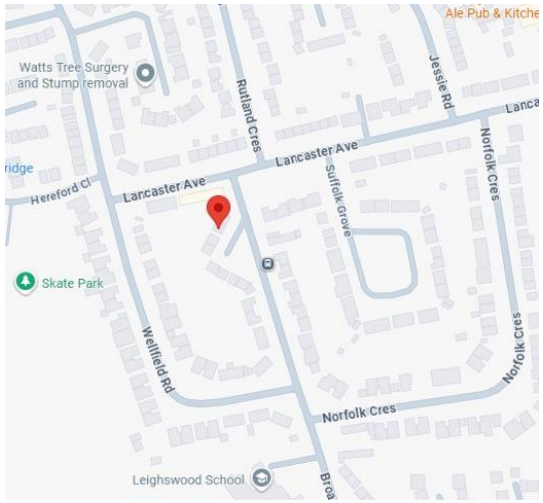
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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