



High Croft, Aldridge
Walsall, WS9 8XL

Offers in the Region Of £275,000

Aldridge

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Paul Carr Estate Agents are pleased to present to market this neatly presented three-bedroom semi-detached house, set in a quiet cul-de-sac location in Aldridge, offering convenient access to nearby schools, green spaces and local amenities.

The ground floor features a through lounge / dining room with a bow window to the front and French windows opening onto the rear garden, providing a pleasant outlook and access to outdoor space. The fitted kitchen includes units and an electric cooker point, together with access to a useful utility room, which in turn leads to a guest WC.

Upstairs, there are two double bedrooms and one single bedroom complemented by the modern wet room with shower area having mains shower fitted, WC and wash basin.

Externally, the property benefits from driveway parking to the front leading to a single garage. To the rear, there is a neatly maintained garden, offering space for planting and seating.

Aldridge centre is within easy reach, providing supermarkets, independent shops, cafés and essential services. Nearby green spaces and parks, including local playing fields and nature walks around the Aldridge area, offer opportunities for recreation.

Public transport is available via bus routes linking Aldridge with Walsall, Sutton Coldfield and Birmingham. For rail connections, Shenstone and Walsall stations can be accessed by a short drive, offering services towards Birmingham and Lichfield, suitable for commuting or leisure travel. Families will appreciate the selection of nearby schools serving the Aldridge community.



AWAITING
FURTHER
PHOTOS





Property Specification

Lounge / Dining Room

7.30m (23'11") x 3.26m (10'8") max

Kitchen

2.80m (9'2") x 2.60m (8'6")

Utility

3.30m (10'10") max x 2.40m (7'10") max

WC

Garage 4.96m (16'3") x 2.40m (7'10")

Bedroom 1 3.78m (12'5") x 3.08m (10'1")

Bedroom 2 3.43m (11'3") x 2.64m (8'8") plus recess

Bedroom 3 2.48m (8'1") x 1.96m (6'5")

Wet Room 2.40m (7'10") x 1.65m (5'5")

Viewer's Note

Services connected: Gas, electricity, water and drainage
Council tax band: C Tenure: Freehold

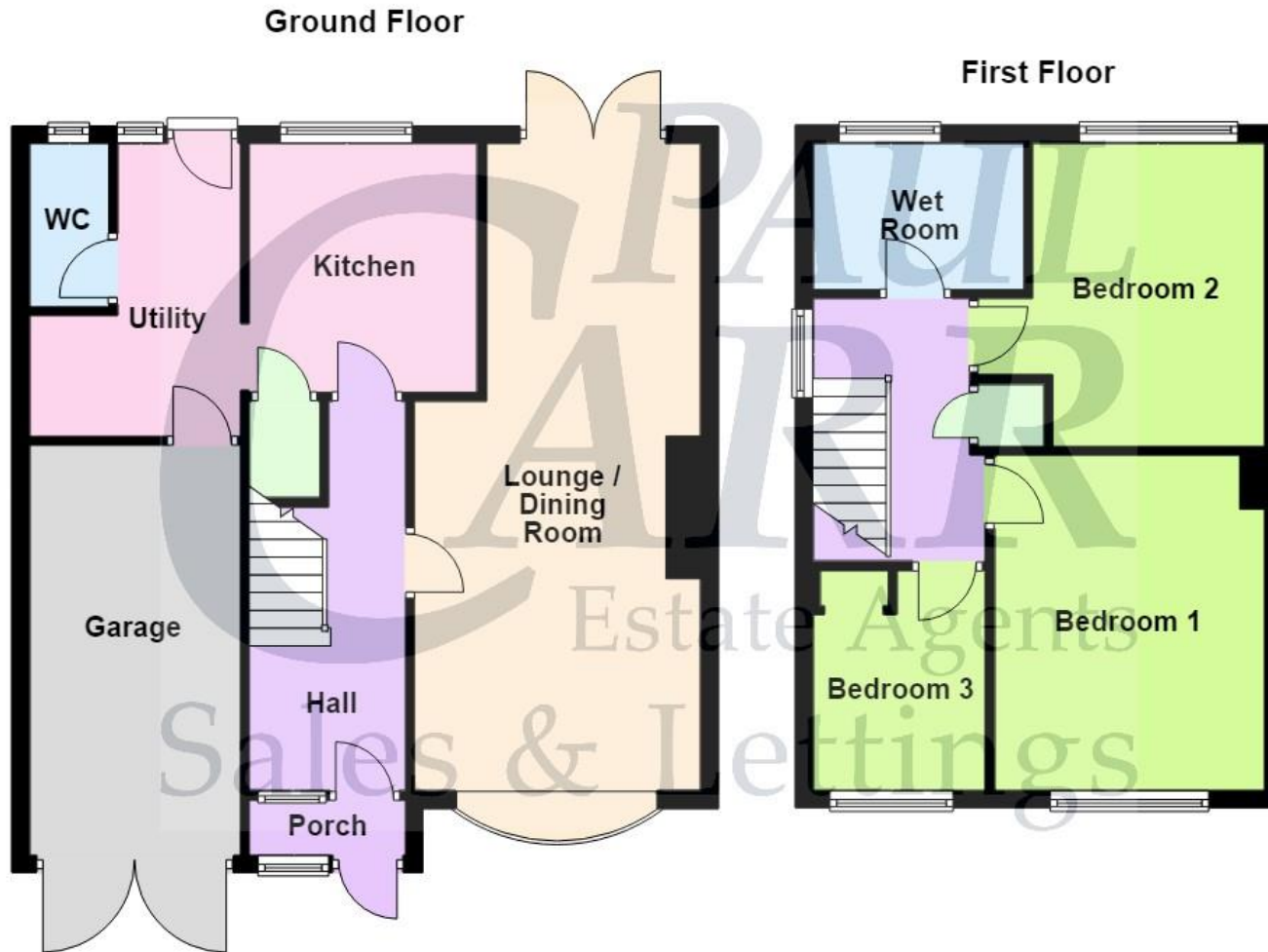
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Came on the market:

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

