



8 Grange Avenue, Aldridge,
Walsall, WS9 8HJ

Offers in the Region Of £230,000

Aldridge

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Set in the popular residential location of Aldridge and close to local shops, schools and transport links, this terraced property should be viewed in order to be fully appreciated.

The property is accessed through the useful porch area and into the hallway. The door from the hallway leads through to the spacious living room with feature fireplace with a further door leading through to the modernised kitchen/dining room, which comprises multiple wall and base units and a dining space big enough for a good sized family dining table. There is a separate utility room and the downstairs bathroom consists of bath with overhead shower, w/c and sink.

To the first floor, there are three well-proportioned bedrooms. The master bedroom includes a good sized walk-in cupboard providing great wardrobe space.

Externally, there is the enclosed rear garden with a nice patio area and then large lawn. The property would make a great first time buy or investment. Please call us to arrange a viewing on 01922 454 014.





Property Specification

Porch

Hallway

Living Room - 3.99m (13'1") x 3.87m (12'8")

Kitchen/Dining Room - 5.09m (16'8") x 2.84m (9'4")

Utility - 2.26m (7'5") x 1.80m (5'11")

Bathroom - 2.64m (8'8") x 2.07m (6'9")

Bedroom 1 - 4.01m (13'2") x 3.17m (10'5")

Bedroom 2 - 3.40m (11'2") x 2.48m (8'2")

Bedroom 3 - 2.50m (8'2") x 2.42m (7'11")

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: 12th May 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 £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.

Viewer's Note:

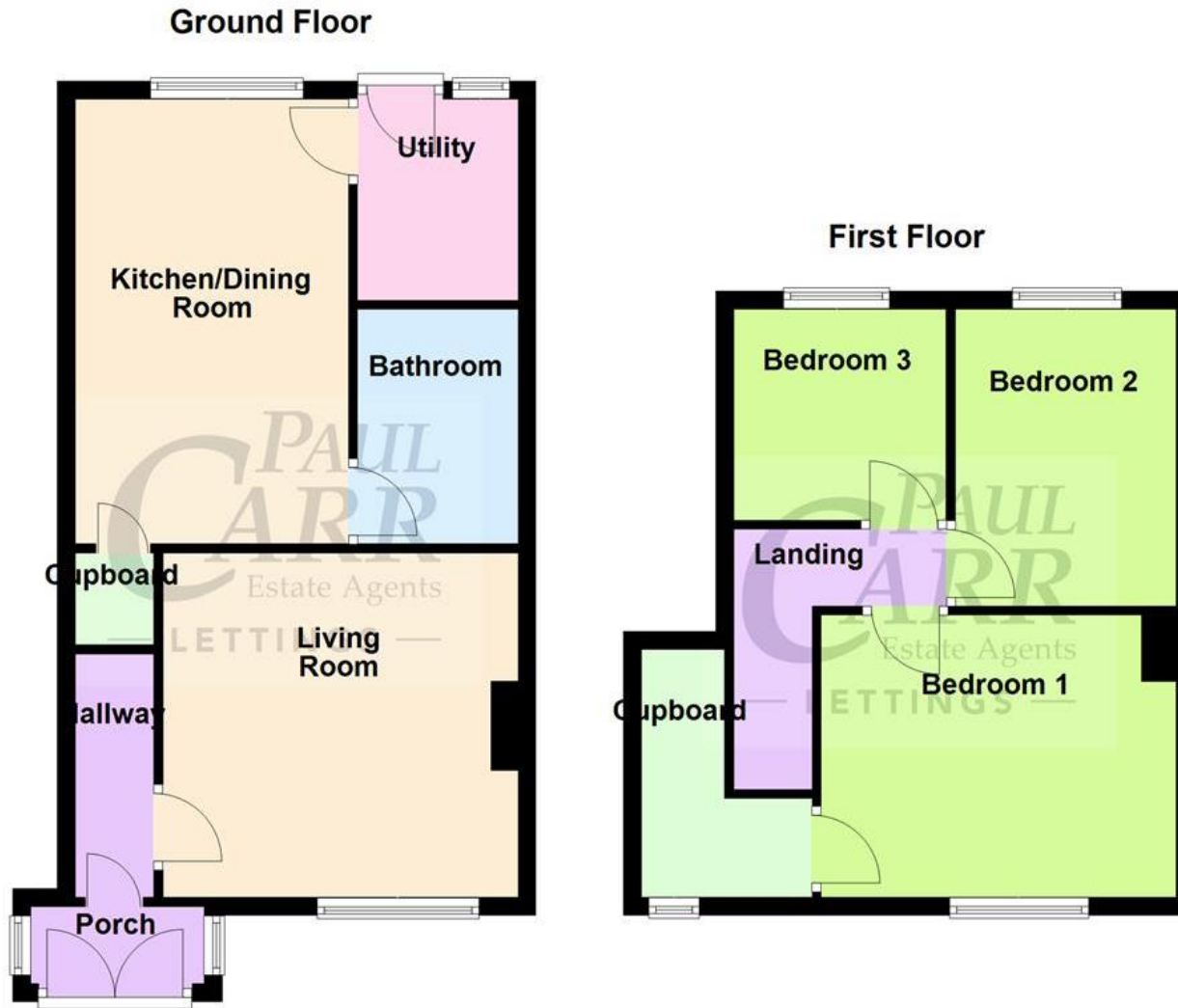
Services connected: Gas, Electricity, Water & Drainage

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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

