



9 Norfolk Crescent, Aldridge,  
Walsall, WS9 8RF

Offers Over £315,000

# Aldridge

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## Interior:

A welcoming entrance is offered via the enclosed porch, which features both wall and ceiling light points and provides direct access into the main hallway.

The central hallway includes a radiator, built-in storage cupboard with sliding doors, loft hatch access, and multiple wall light points, creating a functional and spacious thoroughfare.

The generously sized lounge benefits from dual aspect double-glazed windows that flood the room with natural light, complemented by three wall light points, a gas fireplace, and a radiator, making it a cosy yet bright living space.

The property boasts three well-proportioned bedrooms. Bedroom one enjoys dual aspect windows and is fitted with wardrobes, radiator, and ceiling light points, offering a comfortable main sleeping area. Bedroom two also features fitted wardrobes and a rear-facing double-glazed window, while bedroom three includes garden access via a rear door, ideal as a guest room or home office. The family bathroom is equipped with a corner bath with shower over, vanity wash hand basin, WC, radiator, and an obscure double-glazed window for privacy.

The kitchen is fitted with a range of wall and base units, a one and a half bowl sink with mixer tap, integrated four-ring gas hob and cooker, and enjoys natural light from a side-facing double-glazed window. It also provides access to both a pantry and the lean-to.

The lean-to extends the living space with additional storage, wall lighting, and convenient access to the front and rear gardens via external doors, along with internal doors to a separate WC and the garage.

The WC is complete with a radiator, low flush toilet, and ceiling light. The attached garage features an up-and-over door, ceiling light point, and internal window to the lean-to, offering practical utility or storage space.

## Exterior:

Externally, the property offers a slabbed driveway leading to the garage and a neat front garden with a paved pathway to the entrance. To the rear, a slabbed patio area creates an ideal outdoor seating space, bordered by mature shrubbery and enclosed by boundary fencing, with rear access to the garage completing this well-maintained outdoor area.





## Property Specification

Entrance Porch -	2' 9" x 6' 1" (0.84m x 1.85m)
Hallway	
Lounge -	16' 5" x 13' 2" (5.00m x 4.01m)
Kitchen -	9' 7" x 11' 3" (2.92m x 3.43m)
Bedroom One -	9' 8" x 12' 7" (2.94m x 3.83m)
Bedroom Two -	12' 8" x 9' 0" (3.86m x 2.74m)
Bedroom Three -	7' 3" x 9' 6" (2.21m x 2.89m)
Family Bathroom -	8' 9" x 7' 1" (2.66m x 2.16m)
Lean to	
WC	
Garage -	18' 8" x 8' 0" (5.69m x 2.44m)

### 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 October 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+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Map Location

