Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

37 Walton Road, Aldridge, Walsall, WS9 8HN

Offers in the Region Of £250,000

Paul Carr Estate Agents are delighted to present to market this superb two-bedroom semi-detached house, set in a convenient residential setting in Aldridge, offering very well presented accommodation throughout.

The ground floor provides a bright reception room with contemporary décor and feature fireplace, flowing through to a modern fitted kitchen / diner, finished with sleek cabinetry and integrated oven, hob, fridge and freezer and space for a dining table. Adjacent is a useful sunroom / utility with doors opening directly to the rear garden, creating a sociable space for everyday living and entertaining.

Upstairs are two well-proportioned bedrooms, both neutrally decorated, and a stylish bathroom with panelled bath and shower over. The property is well maintained, with a consistent, modern finish that allows a buyer to move straight in and personalise over time.

Externally, the house benefits from a generous, mainly lawned rear garden with fenced boundaries and paved patio area, ideal for outdoor seating and family use. There is a driveway to the front providing off-road parking.

Walton Road is well placed for Aldridge village centre, where you will find a range of shops, cafés and everyday amenities, together with popular local schools including Aldridge School and St Francis of Assisi Catholic College. Local green spaces such as Aldridge Croft and Whetstone Lane Playing Fields are within easy reach for walking and recreation. Public transport links are good, with regular bus services towards Walsall, Sutton Coldfield and Birmingham. Nearby Walsall and Blake Street railway stations provide routes into Birmingham New Street, with typical journey times of around 20–30 minutes, making this an attractive option for commuters.

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 September 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.

IF IN DOUBT DANCE IT OUT.
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Measurements:

Hall -	2.31m (7'7") x 1.19m (3'11")
Lounge -	4.04m (13'3") x 3.62m (11'11")
Kitchen/Diner -	5.06m (16'7") x 2.66m (8'9")
Sunroom/Utility -	3.67m (12'1") x 2.08m (6'10")
Bedroom 1 -	4.10m (13'5") x 2.93m (9'7")
Bedroom 2 -	3.40m (11'2") x 2.42m (7'11") plus 0.01m (0') x 0.01m (0')
Bathroom -	2.54m (8'4") x 2.35m (7'8") plus 0.01m (0') x 0.01m (0')

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage

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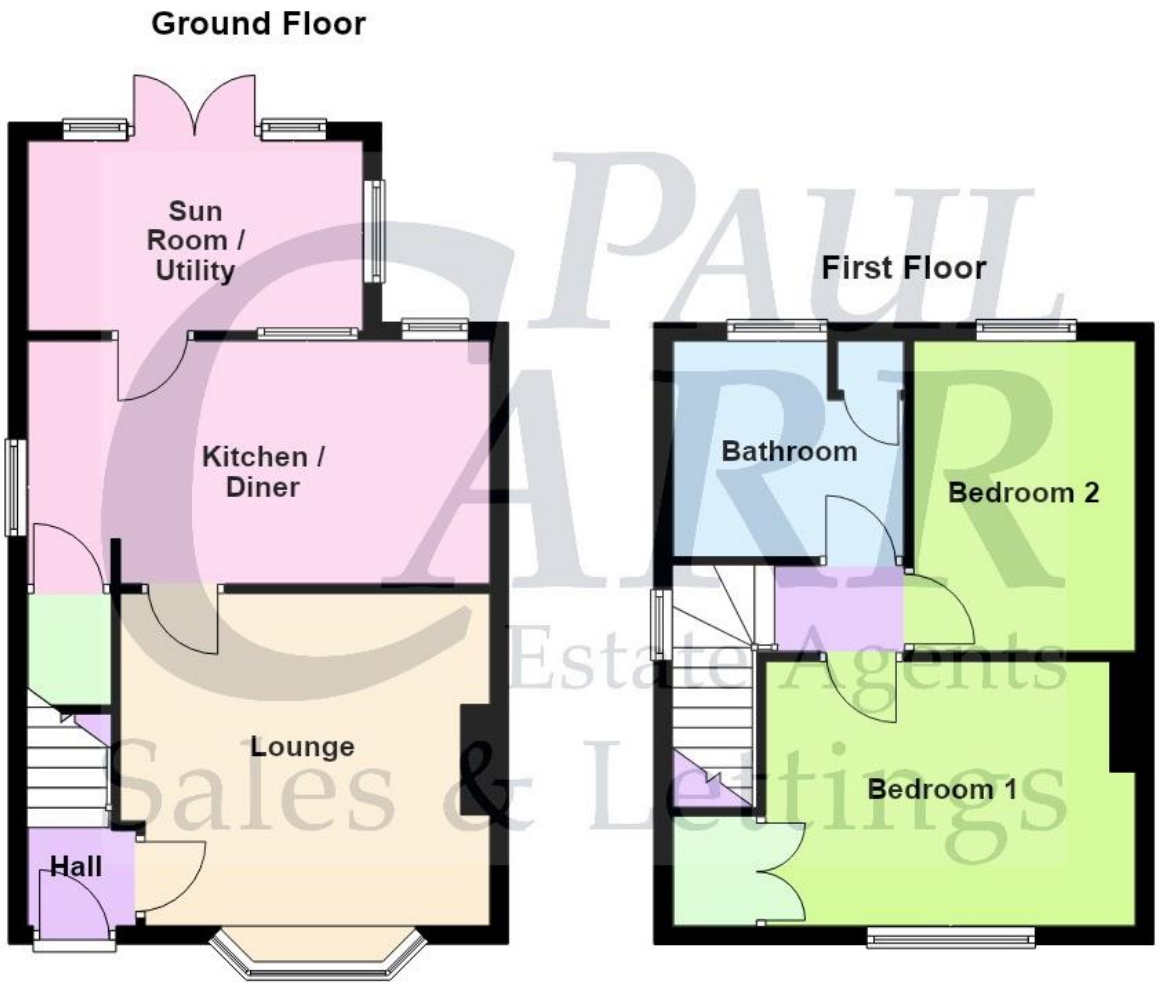
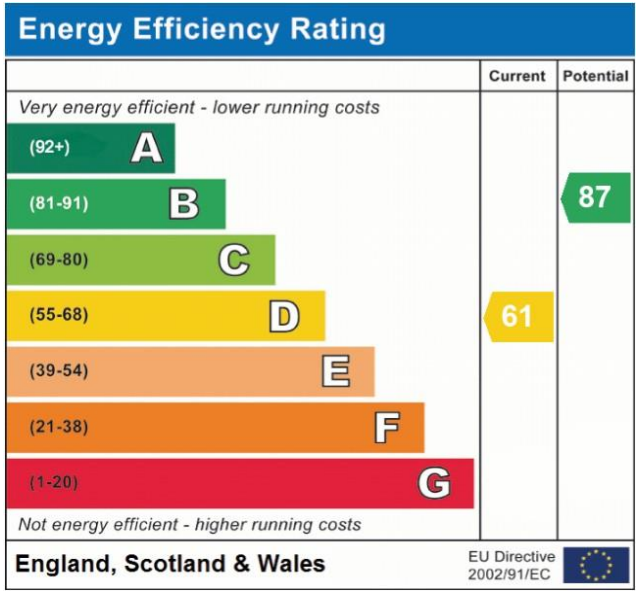
Floor Plan

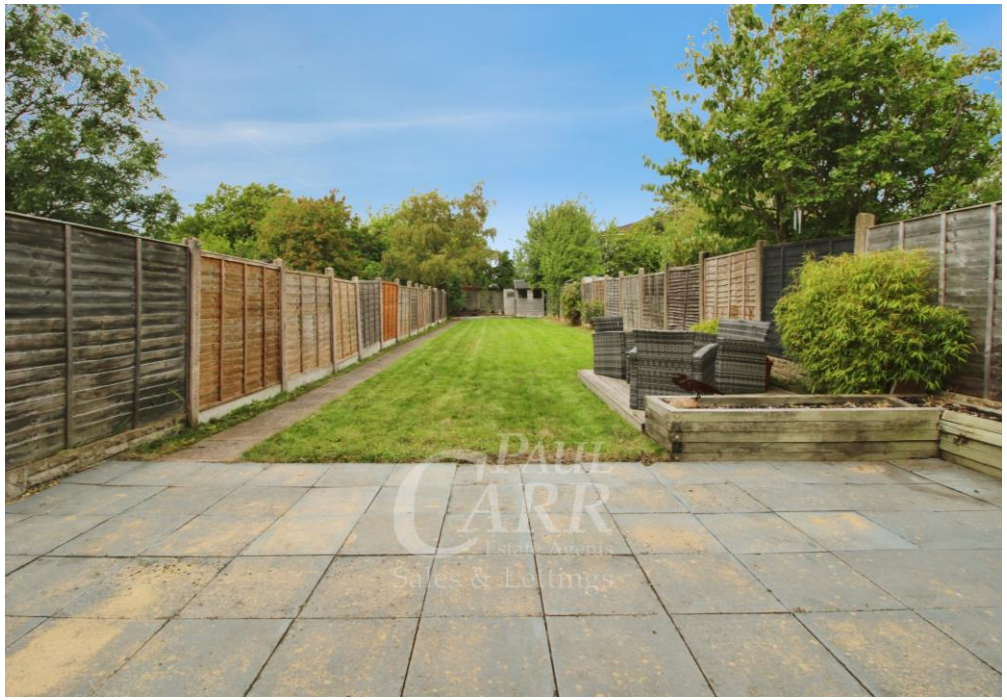
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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