



Longwood Road, Aldridge
Walsall, WS9 0TB

£625,000

Aldridge

£625,000

4



1



2



Paul Carr Estate Agents are delighted to present to market this impressive, four bedroom detached house, set in a sought-after Aldridge location with a fabulous outlook to the rear and offered for sale with no onward chain. The property boasts well proportioned accommodation, with excellent scope for modernisation / extension (STPP/BRegs).

The ground floor provides two reception rooms, including a light and airy lounge with large windows overlooking the rear garden, fireplace and direct access to the rear garden. A separate dining room leads from the kitchen, creating a practical arrangement for family meals and entertaining. The kitchen includes a range of fitted units, breakfast bar, integrated oven and hob, integrated dishwasher and access to a useful utility area with cupboard / walk-in pantry off and doorway to a secure side access.

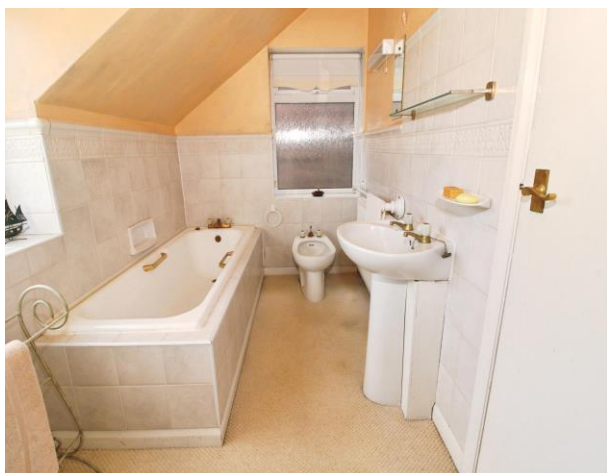
Upstairs, there are three double bedrooms, two with fitted wardrobes and one with built-in storage, plus a further single bedroom. The bathroom is fitted with a bath, bidet, wash basin and a separate shower area, with a separate WC off the landing.

Externally, the property benefits from generous driveway parking and a large garage with electric, sectional door. The rear garden is attractively presented, with a pleasant and notably open outlook to the rear, and there is an additional storage / hobby room accessed from the garden.

Situated in Aldridge, the property is well placed for local amenities, schools and public transport links. Aldridge centre provides supermarkets, independent shops, cafés and everyday services, while local schools in the area are well regarded.

Public transport options include bus services connecting to Walsall, Sutton Coldfield and Birmingham. Nearby railway stations at Walsall and Sutton Coldfield provide services towards Birmingham New Street and Lichfield, with typical journey times to central Birmingham of around 20-30 minutes, making the property suitable for those commuting into the city.





Property Specification

Lounge	5.46m (17'11") x 3.62m (11'11")
Dining Room	4.70m (15'5") x 2.86m (9'5")
Kitchen	2.93m (9'7") x 2.80m (9'2")
Utility	1.79m (5'11") x 1.48m (4'10")
Guest WC	
Garage	5.50m (18'1") max x 4.38m (14'4") max
Storage / Potential Hobby Room	4.62m (15'2") x 2.16m (7'1")
Bedroom 1	4.70m (15'5") x 2.86m (9'4")
Bedroom 2	3.61m (11'10") x 2.53m (8'3")
Bedroom 3	2.84m (9'4") x 2.76m (9'1")
Bedroom 4	2.76m (9'1") x 2.53m (8'3")
Bathroom	2.78m (9'1") x 1.80m (5'11") (plus shower area)
Separate WC	

Viewer's Note:

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

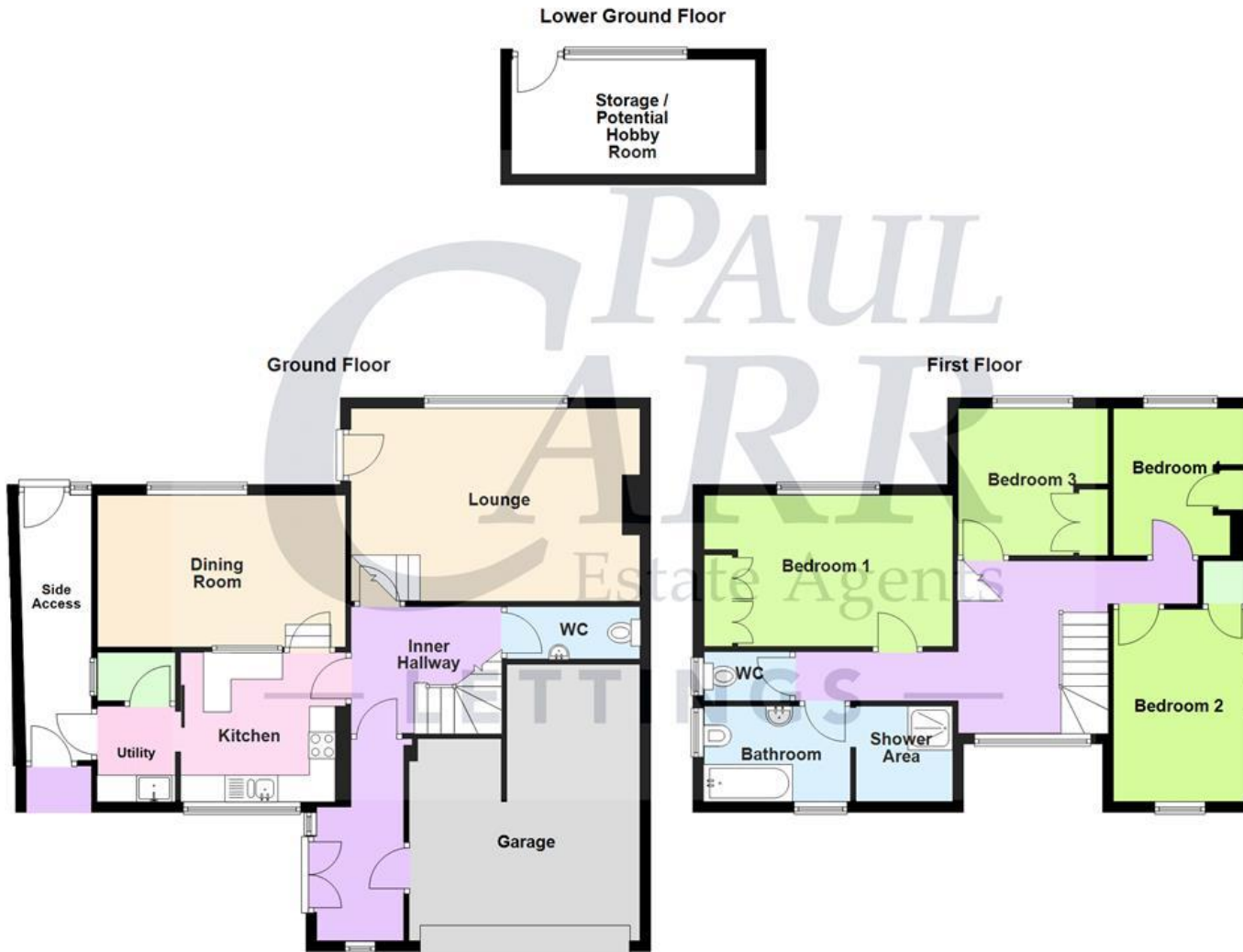
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

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.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

