PAUL CARR Estate Agents Sales & Lettings

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6 Woodside Way, Aldridge, Walsall, WS9 0HY

£300,000

Ground Floor:

The entrance porch leads into a welcoming hallway with stairs rising to the first floor, useful understairs storage and doors leading to the principal accommodation. The generous lounge/diner provides an excellent main reception space, featuring two radiators, two ceiling light points, an electric fireplace, double glazed window to the front and sliding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base cupboard units, cooker, space for a fridge freezer and benefits from a rear-facing double glazed window, radiator and access to the useful utility room. A guest WC completes the ground floor accommodation. The property also benefits from an integral garage with an up-and-over door.

First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom, together with a built-in cupboard housing the water tank, loft hatch and side-facing double glazed window. Bedroom one benefits from a front-facing double glazed window and built-in wardrobe, while bedroom two has a rear-facing window and built-in wardrobe. Bedroom three features a side-facing window and built-in wardrobe. The family bathroom is fitted with a bath, corner shower cubicle with shower over, wash hand basin, low flush WC and heated chrome towel rail, together with an obscure rear-facing double glazed window.

Outside:

The property benefits from a shared block-paved driveway to the front, providing off-road parking and access to the garage, together with an attractive front garden. Side access leads through to the rear, where the property enjoys a well-maintained and enclosed garden, providing a pleasant outdoor space with lawned areas and established borders, ideal for relaxing and entertaining.

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: 6th October 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.


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Measurements:

Entrance Porch		
Hallway		
Lounge/Diner -	10' 7" x 23' 7"	(3.22m x 7.18m)
Kitchen -	8' 6" x 8' 6"	(2.59m x 2.59m)
Utility Room -	7' 8" x 7' 3"	(2.34m x 2.21m)
Guest WC -	3' 0" x 3' 4"	(0.91m x 1.02m)
Bedroom One -	10' 7" x 10' 3"	(3.22m x 3.12m)
Bedroom Two -	8' 4" x 10' 9"	(2.54m x 3.27m)
Bedroom Three -	7' 5" x 6' 4"	(2.26m x 1.93m)
Family Bathroom -	5' 4" x 8' 2"	(1.62m x 2.49m)
Garage -	14' 5" x 7' 2"	(4.39m x 2.18m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage







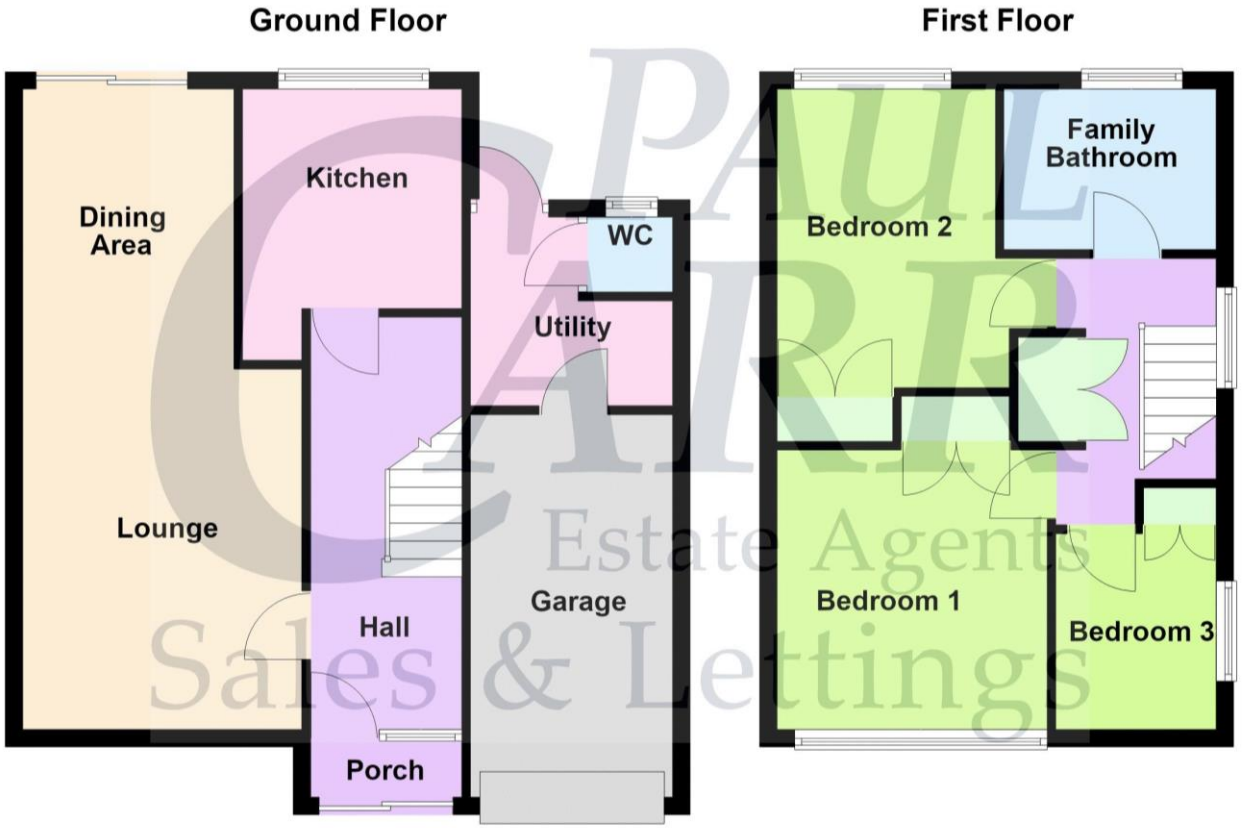

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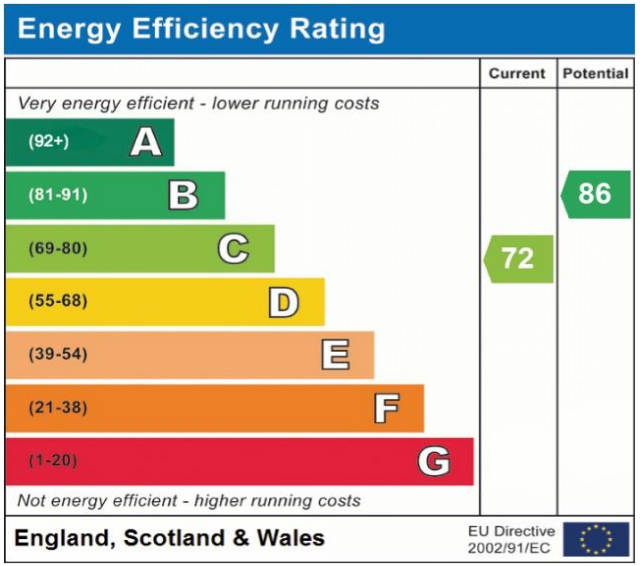

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Floor Plan

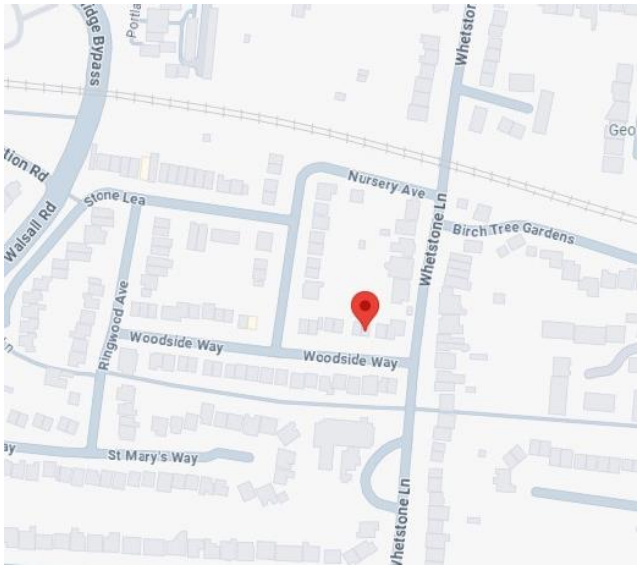
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

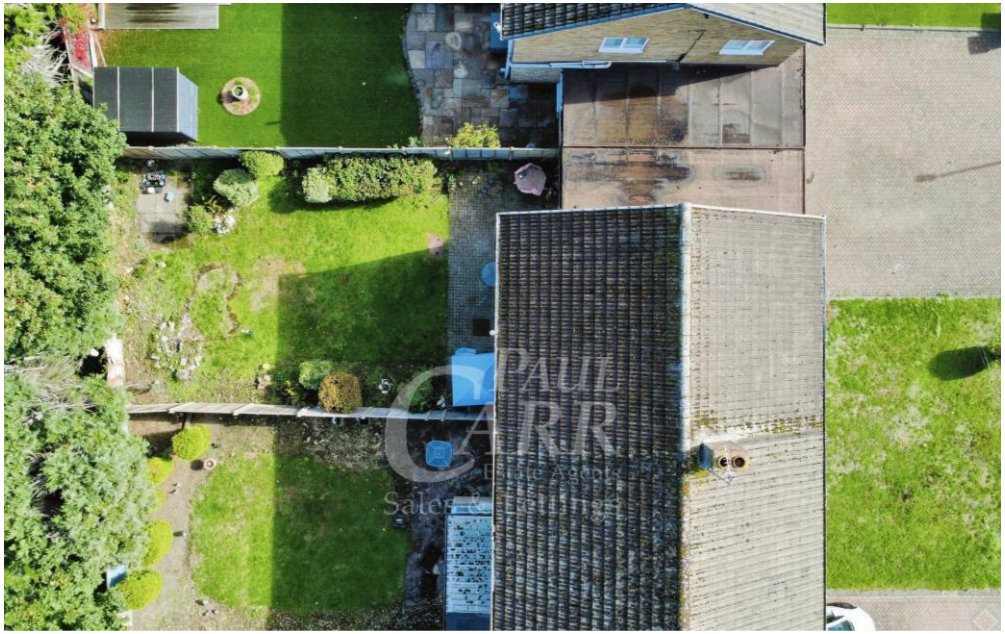


Map Location











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