



Longwood Road, Aldridge
Walsall, WS9 0TB

£650,000

Paul Carr Estate Agents are delighted to present to market this spacious, split-level detached bungalow, set in a sought-after residential area of Aldridge, providing well-presented accommodation on a generous overall plot.

The property features a generous lounge / dining room with garden views and French doors opening directly to the balcony, providing views over, and access to, the well-tended garden. The kitchen offers a range of fitted units, integrated fridge and dishwasher, space for a range cooker and a table, along with pull-out bins for both recycling and household waste, keeping the kitchen clutter free. From here, there is further access to the generous balcony which overlooks the garden. There are three generous double bedrooms, with bedrooms one and two having bow windows to the front elevation. The main bathroom is well equipped with WC, wash basin, bath and walk-in shower cubicle with mains shower fitment.

To the lower ground floor, the second spacious reception room offers potential to be used as a fourth bedroom and provides access to a sunroom with French doors leading out to the garden. There is a useful utility area on the lower ground floor together with a separate shower room, which provides WC, wash basin and corner shower cubicle with electric shower. There is generous loft space, accessed via a large hatch with fitted pull-down ladder in the entrance hallway, and having lighting, partial boarding and racking – ideal for storage or with potential for conversion (STPP/BRegs).

Externally, there is ample driveway parking to the front of the property with garage access and a neatly tended, tiered garden to the rear, well stocked with a selection of shrubs, plants and trees and featuring an attractive pond to the lower tier.

Aldridge offers a good selection of local amenities, cafés and shops, with popular nearby schools serving the area. Local parks and green spaces are within easy reach for walking and leisure. Public transport links connect Aldridge to Walsall and Birmingham, with rail services available from nearby Walsall station, offering routes into Birmingham in around 20-25 minutes.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas, electricity, water and drainage.

**Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014
or via Aldridge@paulcarrestateagents.co.uk**

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.

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.

Came on the market:



Paul
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Entrance Hallway

Lounge / Dining Room

10.40m (34'1") x 3.62m (11'11")

Kitchen / Breakfast Room

6.43m (21'1") x 2.98m (9'9")

Balcony

Bedroom 1

5.31m (17'5") x 3.65m (12')

Bedroom 2

4.42m (14'6") x 3.62m (11'11")

Bedroom 3

3.65m (12') x 3.32m (10'11")

Bathroom

2.96m (9'9") x 1.99m (6'7") plus shower

Lower Ground Floor

Reception / Potential Fourth Bedroom

10.15m (33'4") x 2.85m (9'4") plus stairs

Sunroom

4.71m (15'5") x 2.61m (8'7")

Shower Room

2.61m (8'7") x 2.40m (7'10")

Utility Room

2.84m (9'4") x 2.61m (8'7")

Garage

5.10m (16'9") x 2.75m (9')





Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





