



**8 Beaufort Way, Aldridge, WS9 0HJ**

**£325,000**





**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**EPC Rating: D**

**Council Tax Band: D**

**Please Quote Ref; JK1493**

Beaufort Way is a peaceful and well-positioned cul-de-sac, discreetly tucked away off Whetstone Lane in one of Aldridge's most desirable residential areas. Ideally located, the property is within easy walking distance of a range of local amenities, including a convenience store, a well-regarded blinds and curtains retailer, and a hair salon.

In addition, this home benefits from being within close proximity to highly regarded local schools, regular bus routes providing access to Walsall and Birmingham, and the popular Aldridge Village with its variety of shops, cafés, and various services.

Set within this quiet cul-de-sac, the property makes an immediate and welcoming first impression. To the front, there is a neatly maintained driveway and garden, along with access to a single garage. A secure gated side entrance leads through to the rear garden, offering both practicality and privacy.

Internally, the home opens into a welcoming entrance hall, which flows seamlessly into a spacious and light-filled living room and adjoining dining area. This open-plan space benefits from a dual aspect, with a large front-facing window allowing in plenty of natural light, while sliding patio doors provide views of and access to the rear garden. The dining area leads into a modern, well-appointed kitchen, which offers generous worktop space and ample storage. A striking lantern window above enhances the sense of space and light, while a door provides direct access to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom, complete with a useful airing cupboard. Each bedroom enjoys good levels of natural light, with the second bedroom particularly standing out for its delightful countryside views, creating a calm and relaxing atmosphere.

Externally, the property continues to impress with a private and well-maintained rear garden, complemented by an additional space to the side. This outdoor space features a combination of patio and lawn areas, making it ideal for both relaxing and entertaining in a peaceful setting.

**Agent's Note:**

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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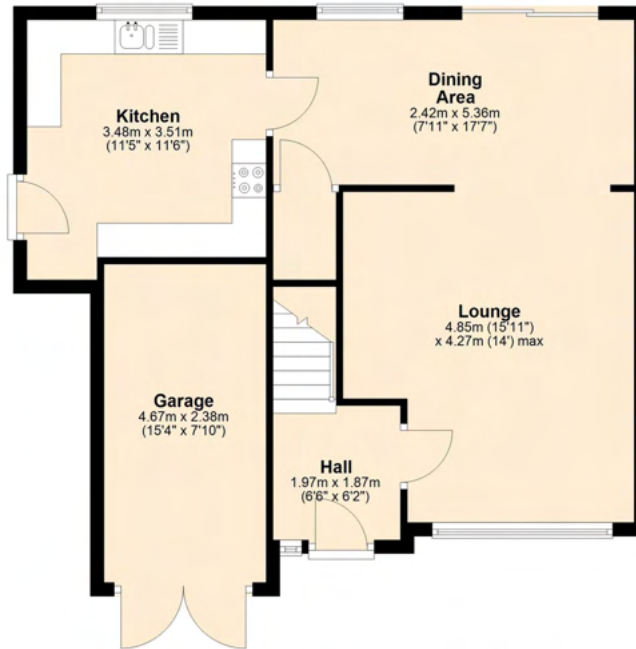
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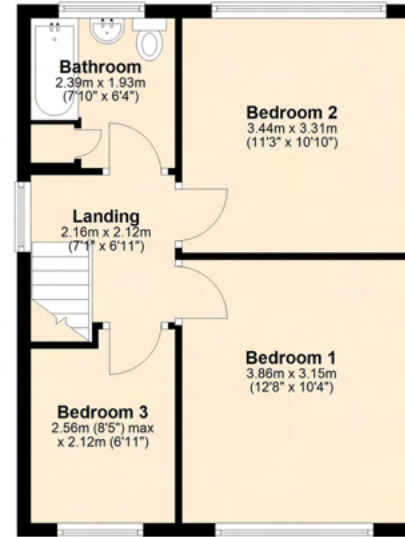




### Ground Floor



### First Floor



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)  
**8 Beaufort Way, Aldridge**









**James Kidd**

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