PAUL CARR Estate Agents Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



18 Cliveden Avenue, Aldridge, Walsall, WS9 8HG

£320,000

Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house set in a quiet cul-de-sac location in Aldridge, offering well-proportioned accommodation suitable for a range of purchasers.

The ground floor features a through lounge / dining room providing a flexible living and dining space. A well-appointed kitchen includes a range of striking units, an integrated oven and gas hob, plumbing for a dishwasher, and access to a useful utility area with guest WC off.

To the first floor, there are three bedrooms complemented by a bathroom with suite comprising WC, wash basin and bath.

To the rear, there is a neatly maintained garden, offering outdoor space for relaxation or family use. A generous driveway to the front provides off-road parking and leads to a good-sized garage, adding valuable storage and parking options.

The property is located in Aldridge, a popular residential area with a traditional village centre offering shops, supermarkets, cafés and essential services. Nearby green spaces such as Aldridge Croft and local playing fields provide opportunities for walking and recreation and there are well-regarded schools for children of all ages nearby. Public transport allows for straightforward travel within the local area, with access to road and rail networks providing potential for travelling further afield.

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: 24th August 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.


STEPHEN KING
GAME
UNRULY
STRAW
PAUL CARR
Estate Agents
Sales & Lettings

Measurements:

Hall

OPEN-PLAN LOUNGE/DINING ROOM

Lounge Area -	4.37m (14'4") max x 3.42m (11'3")
Dining Area -	3.63m (11'11") x 3.17m (10'5")
Kitchen -	3.30m (10'10") x 2.13m (7')

Utility

WC

Garage -	6.17m (20'3") x 3.86m (12'8") max
Bedroom 1 -	4.52m (14'10") max x 3.31m (10'10")
Bedroom 2 -	3.66m (12') x 3.31m (10'10") into wardrobes
Bedroom 3 -	2.57m (8'5") x 2.00m (6'7")
Bathroom -	2.24m (7'4") x 2.00m (6'7")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

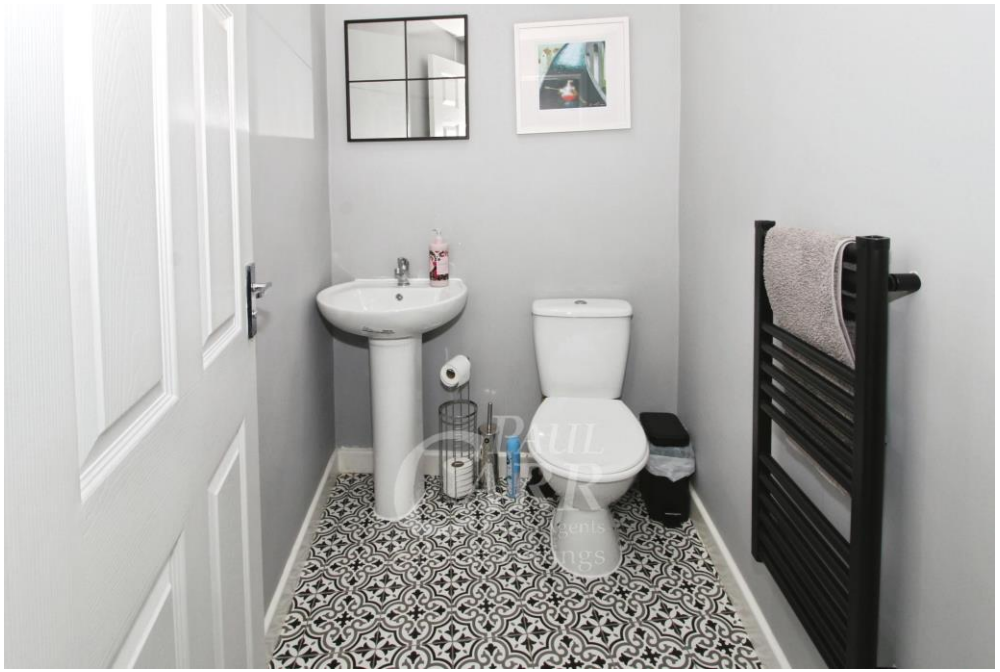
Connected Services: Gas, water, electric & drainage







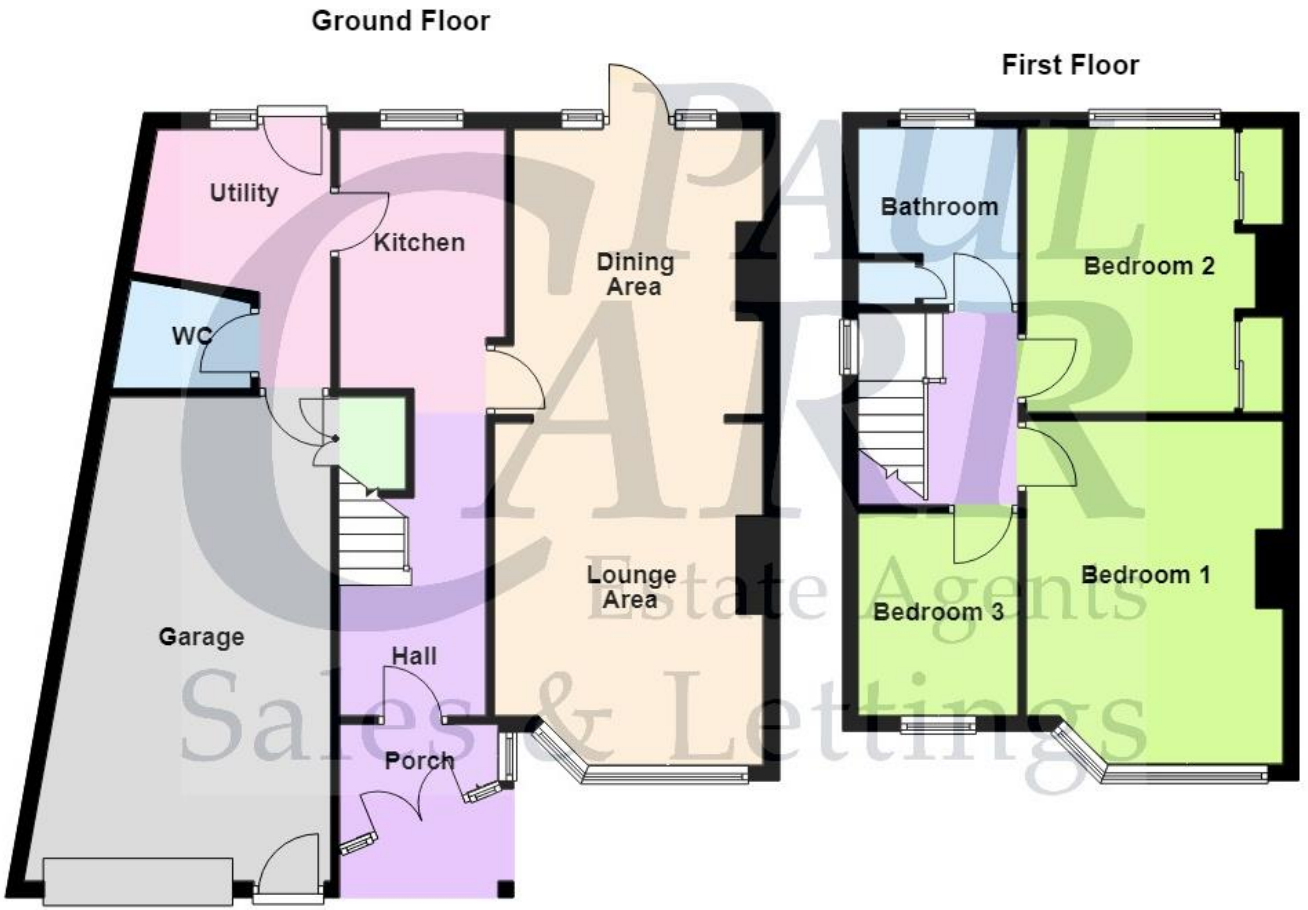




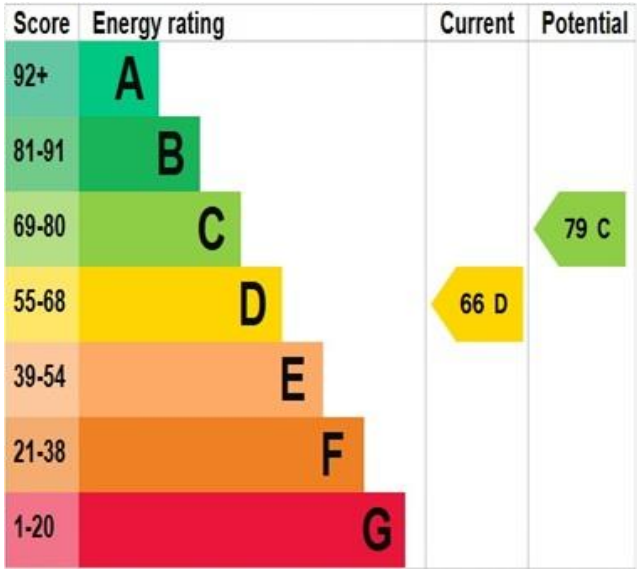


Floor Plan

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



Energy Performance Rating



Map Location













www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman