PAUL CARR Estate Agents Sales & Lettings

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7 Branton Hill Lane, Aldridge, Walsall, WS9 0NR

Offers in Excess of £375,000

Internal:

The property is entered via a porch with double glazed windows to the front and side aspects, leading into the main hallway. The hallway provides access to all principal rooms and features a radiator, ceiling light point and loft hatch. The lounge is a comfortable reception room positioned to the rear of the property, featuring a fireplace, radiator, ceiling and wall light points, and a window overlooking the rear aspect.

The kitchen is fitted with a range of base cupboard units and a stainless steel sink with drainer, along with a radiator and ceiling light point. A window overlooks the rear aspect and a useful storage cupboard provides additional shelving space. A door from the kitchen leads through to the side veranda. There are three bedrooms within the property.

The main bedroom is positioned to the front aspect and benefits from a radiator and ceiling light point. The second bedroom enjoys a side aspect window and includes a fitted shower cubicle with shower over, along with a radiator and ceiling light point. The third bedroom is also positioned to the front of the property and features a radiator and ceiling light point. The bathroom is fitted with a bath suite, wash hand basin and WC, complemented by a heater, ceiling light point, storage cupboard and an obscure window to the side elevation.

A side veranda provides additional useful space and features windows to all aspects, a cupboard housing the boiler and a wall light point, with doors providing access to the garden.

External:

To the front of the property there is a tarmac driveway providing off-road parking, alongside a well maintained front garden area. The rear garden features a slabbed patio area with a pathway leading to the main garden space, which includes established shrubbery and boundary fencing. The property also benefits from a garage with barn doors to the front and a ceiling light point.

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: 1st July 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 -	13' 1" x 13' 4" (3.98m x 4.06m)
Kitchen -	8' 7" x 11' 7" (2.61m x 3.53m)
Bedroom One -	15' 4" x 8' 4" (4.67m x 2.54m)
Bedroom Two -	9' 9" x 11' 9" (2.97m x 3.58m)
Bedroom Three -	11' 9" x 10' 9" (3.58m x 3.27m)
Family Bathroom -	5' 9" x 8' 7" (1.75m x 2.61m)
Garage -	8' 1" x 15' 0" (2.46m x 4.57m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage













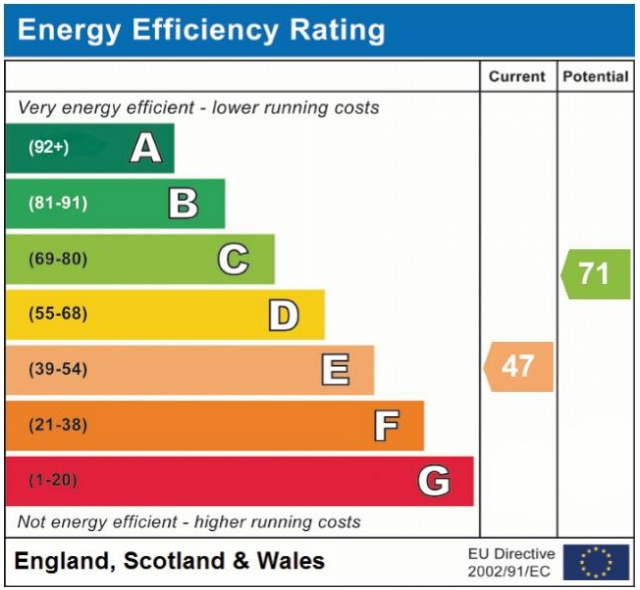
Floor Plan

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

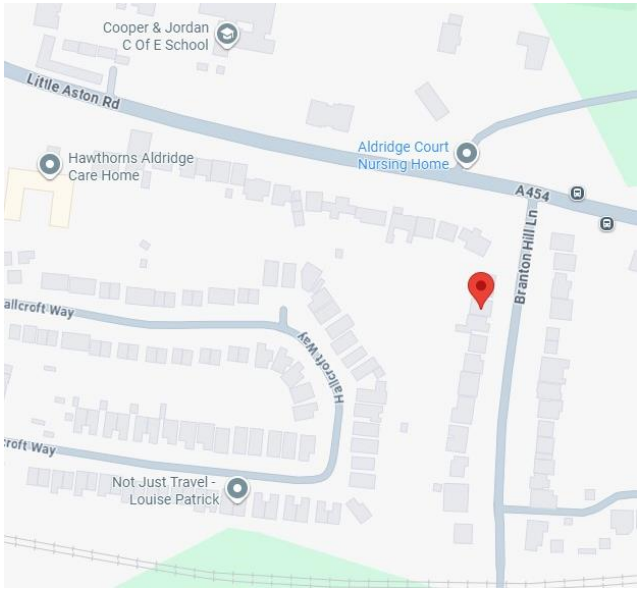


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Energy Performance Rating



Map Location













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