



10 Southfield Close, Aldridge
Walsall, WS9 8ZE

Offers in the Region Of £325,000

Aldridge

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Paul Carr Estate Agents are delighted to present to market this immaculate house, perfectly positioned in a sought-after cul-de-sac location. Ideally suited for families, this property offers a harmonious blend of contemporary style and comfort across three bedrooms and an array of desirable features.

The welcoming open-plan lounge and dining room enjoys abundant natural light from both a striking bay window to the rear and a large window to the front, creating an elegant and inviting setting for relaxation and entertaining. The modern kitchen is thoughtfully equipped with a comprehensive range of fitted units, integrated oven and gas hob, slimline dishwasher, and fridge, all complemented by direct access to the rear garden, making al fresco dining truly effortless.

The accommodation includes three excellent bedrooms, two of which are generous doubles. The principal bedroom boasts built-in wardrobes and a pristine en-suite shower room for added convenience. The third bedroom, a well-proportioned single, also benefits from integrated wardrobe storage. Additionally, the main bathroom features a stylish white suite with a bath, fitted storage, WC, and wash basin.

To the rear, a neatly maintained garden provides a tranquil retreat, complete with gated access to the side for ease of access. The garage is equipped with power, lighting, and plumbing for a washing machine, enhancing utility options. Off-road parking to the front ensures further practicality.

Superbly located for easy access to public transport links, respected nearby schools, and a range of local amenities, this exceptional property combines convenience, comfort, and a true sense of home.

Early viewing is highly recommended.





Property Specification

FABULOUS END-TERRACED HOUSE
CUL-DE-SAC LOCATION, CLOSE TO SCHOOLS / AMENITIES
IMMACULATELY PRESENTED INTERIORS
INVITING, LIGHT AND AIRY LOUNGE / DINING ROOM
BEAUTIFULLY APPOINTED KITCHEN WITH GARDEN ACCESS

Hall

Lounge / Diner 6.91m (22'8") plus bay x 3.92m (12'10") max

Kitchen 4.34m (14'3") max x 2.43m (8') max

WC

Storage Garage / Utility 3.45m (11'4") x 2.46m (8'1") max

Landing

Bedroom 1 3.31m (10'10") x 3.00m (9'10")

En-suite 2.68m (8'10") x 1.27m (4'2")

Bedroom 2 2.96m (9'9") x 2.46m (8'1")

Bedroom 3 3.57m (11'8") into wardrobe x 1.97m (6'6") max

Bathroom 1.90m (6'3") x 1.68m (5'6")

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:

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
Council tax band:
Tenure: Freehold years remaining, lease from

Floor Plan

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

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

