



63 Kingshayes Road, Aldridge,  
Walsall, WS9 8RT

Offers in the Region Of £550,000



# Aldridge

## Offers in the Region Of £550,000

5  3  3 

### Ground Floor:

The property is entered via a porch with ceiling light point, providing access to the reception room and main hallway. The hallway features a radiator, ceiling light point, stairs to the first-floor landing and access to a guest WC. The spacious lounge benefits from two ceiling light points, wall lighting, radiator, a double-glazed window to the front and a feature log burner, leading through to the kitchen/diner. The kitchen/diner is fitted with a range of wall and base units, integrated five-ring gas hob, oven and fridge, adjustable stainless-steel sink with mixer tap, and enjoys double glazed windows to the front and side along with French-style doors opening to the garden. A separate sitting room offers a radiator, electric fireplace, ceiling light point, double glazed window and door to the garden.

Further accommodation includes a utility room with wall and base units, sink, plumbing for a washer/dryer, boiler, built-in cupboard, window and door to the garden. There is a downstairs bedroom featuring fitted wardrobes, storage cupboards, downlighters, two radiators, a double-glazed window and French-style doors to the garden, leading to a wet room comprising wash hand basin, low flush WC, shower, heated chrome towel rail and double-glazed window. An additional reception room includes base units, sink, radiator and window, with access to a further WC fitted with wash hand basin, low flush WC, radiator and ceiling light point.

### First Floor:

The first-floor landing has a ceiling light point and provides access to four bedrooms and the family bathroom. Bedroom one benefits from a ceiling light point, radiator, storage cupboard and access to the family bathroom, which is fitted with a freestanding bath, corner shower cubicle, vanity wash hand basin, low flush WC, radiator, ceiling light point and two obscure double-glazed windows. Bedroom two features two ceiling light points, radiator, double glazed window and access to an en-suite comprising shower cubicle, vanity wash hand basin, low flush WC, radiator, ceiling light point and double-glazed window. Bedrooms three and four both benefit from ceiling light points, radiators and double-glazed windows to the front.

### Exterior:

To the front of the property is a large tarmac driveway providing off-road parking for several vehicles, along with a side entrance gate and a gravel feature area with lamppost.

The rear garden is well established and includes decking, patio areas, mature shrubbery, a sunroom and boundary fencing, creating an attractive and private outdoor space.







## Property Specification

Entrance Porch

Hallway

Guest WC - 2' 7" x 5' 6" (0.79m x 1.68m)

Lounge - 20' 0" x 11' 8" (6.09m x 3.55m)

Kitchen/Diner - 17' 4" x 9' 2" (5.28m x 2.79m)

Sitting Room - 9' 5" x 10' 2" (2.87m x 3.10m)

Utility Room - 9' 5" x 9' 5" (2.87m x 2.87m)

Bedroom Four - 9' 5" (15'6 MAX) x 19' 0"  
(2.87m x 5.79m)

Wet Room - 10' 1" x 6' 4" (3.07m x 1.93m)

Reception - 10' 9" x 14' 4" (3.27m x 4.37m)

WC - 3' 2" x 5' 5" (0.96m x 1.65m)

Bedroom One - 10' 9" x 14' 4" (3.27m x 4.37m)

Bedroom Two - 15' 5" x 11' 7" (4.70m x 3.53m)

Ensuite - 6' 1" x 7' 6" (1.85m x 2.28m)

Bedroom Three - 11' 8" x 13' 2" (3.55m x 4.01m)

Bedroom Five - 7' 8" x 7' 8" (2.34m x 2.34m)

Family Bathroom - 6' 4" x 10' 8" (1.93m x 3.25m)

### 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: 21st January 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 £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.

### Viewer's Note:

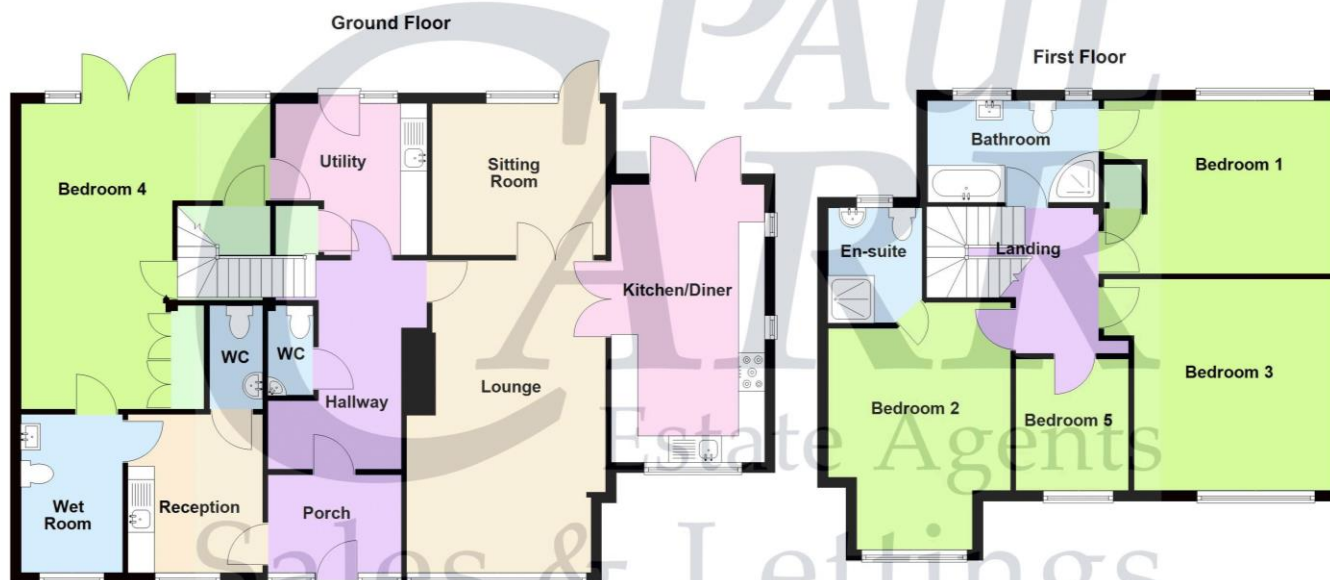
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

