



82 Westbrook Avenue, Aldridge,
Walsall, WS9 0DA

Offers in the Region Of £250,000

Ground Floor

The property is entered via a welcoming porch leading into a bright entrance hallway with useful understairs storage and staircase rising to the first floor. The spacious lounge enjoys a large bay window to the front elevation, flooding the room with natural light, and opens seamlessly into the impressive kitchen/diner, creating an ideal space for modern family living and entertaining. The kitchen offers an excellent range of storage, a useful pantry, space for an American-style fridge freezer and overlooks the rear garden. A separate utility room provides additional practicality with plumbing for appliances, while a convenient guest WC completes the ground floor accommodation.

First Floor

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom overlooking the front elevation and a spacious second bedroom to the rear with built-in boiler cupboard. The third bedroom offers flexibility as a child's room, guest bedroom or home office. Completing the accommodation is the family bathroom, fitted with a bath with shower over, vanity wash hand basin, low flush WC and heated chrome towel rail.

Outside

The property is set back behind a substantial gravelled frontage providing ample off-road parking for multiple vehicles. To the rear is a generously sized, enclosed garden offering excellent potential for landscaping or family enjoyment, predominantly laid to lawn with established planting areas, paved pathways and secure fenced boundaries.

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: 15th 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 £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.



Measurements:

Entrance Porch

Hallway

Lounge - 14' 5" x 11' 2" (4.39m x 3.40m)

Kitchen/Diner - 21' 3" x 9' 8" (6.47m x 2.94m)

Utility Room - 4' 6" x 3' 9" (1.37m x 1.14m)

WC - 2' 7" x 4' 6" (0.79m x 1.37m)

First Floor Landing

Bedroom One - 13' 8" x 11' 3" (4.16m x 3.43m)

Bedroom Two - 10' 0" x 14' 6" (3.05m x 4.42m)

Bedroom Three - 8' 4" x 9' 3" (2.54m x 2.82m)

Family Bathroom - 6' 3" x 5' 5" (1.90m x 1.65m)

Viewers Notes:

Tenure: Freehold

Council Tax Band: B

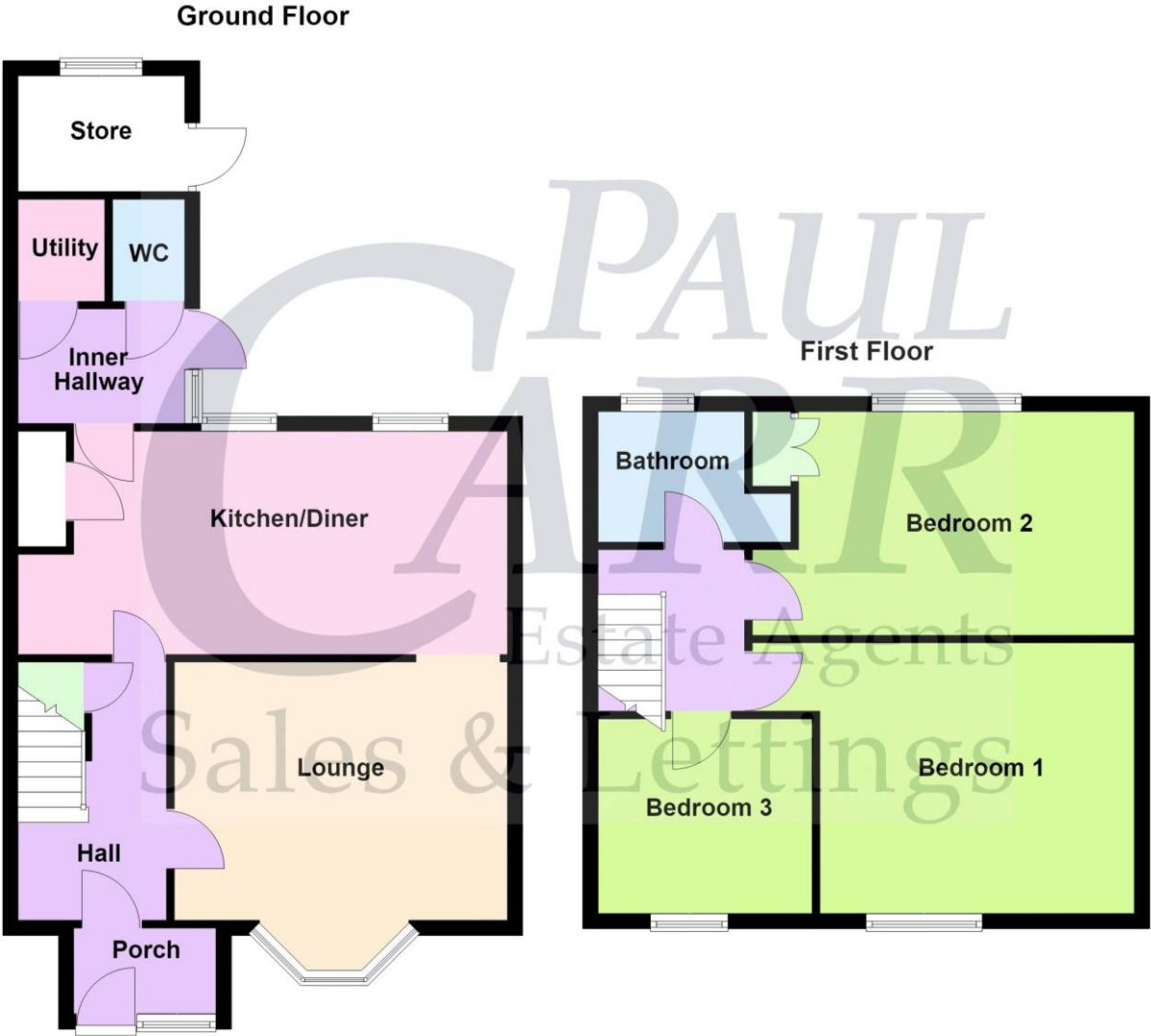
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Map Location





