



Honiton Way, Aldridge
Walsall, WS9 0JS

£325,000

This well presented three bedroom semi detached family home is ideally situated on Honiton Way in Aldridge, offering convenient access to highly regarded local schools, excellent public transport links, and a wide range of nearby amenities. The property is approached via a block-paved driveway, providing off-road parking for two vehicles and access to the garage.

Upon entering, you are welcomed by a porch leading into the entrance hallway. The ground floor accommodation comprises a spacious and inviting lounge, along with a modern open-plan kitchen/dining room to the rear, perfect for family living and entertaining. Additional benefits include a utility room and a contemporary ground floor shower room.

To the first floor, a bright and airy landing leads to three bedrooms, including two generous doubles and a well proportioned single bedroom. The accommodation is completed by a stylish four-piece family bathroom.

Both the kitchen and bathroom have been recently updated, while further improvements include replacement windows and a new boiler installed in 2021. The property is presented to a high standard throughout, making it ready for immediate occupation.

Internal viewing is highly recommended to fully appreciate all that this excellent family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

2' 10" x 5' 4" (0.86m x 1.62m)

Entrance Hall

4' 2" x 6' 0" (1.27m x 1.83m)

Lounge

14' 11" x 11' 11" (max) (4.54m x 3.63m)

Kitchen/Dining Room

10' 6" x 15' 2" (3.20m x 4.62m)

Utility Area

11' 6" x 7' 7" (max) (3.50m x 2.31m)

Ground Floor Shower Room

5' 5" x 4' 5" (1.65m x 1.35m)

Garage

17' 5" x 8' 7" (5.30m x 2.61m)

First Floor Landing

Bedroom One

12' 7" x 8' 5" (3.83m x 2.56m)

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.56m)

Bedroom Three

9' 8" x 6' 6" (2.94m x 1.98m)

Family Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)







Floor Plan

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

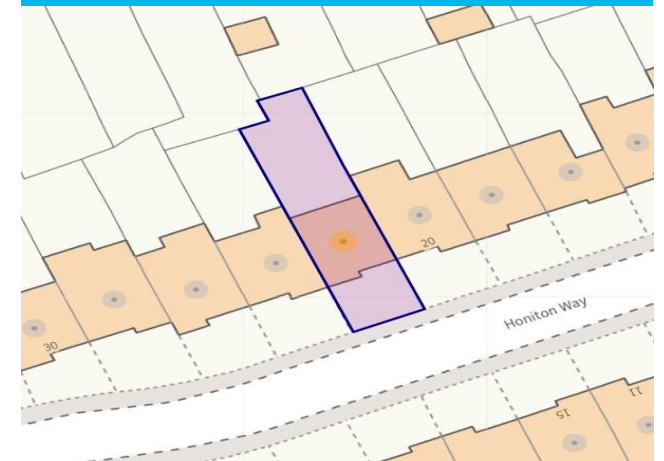


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









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 April 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.

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