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2 Westfield Drive, Aldridge, Walsall, WS9 8ZA

Offers in the Region Of £240,000

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Paul Carr Estate Agents are delighted to present to market this neatly presented ground floor two-bedroom apartment, situated in a sought-after residential area of Aldridge, and offered for sale with no onward chain.

Set within neatly tended grounds, the property benefits from an allocated parking space along with additional visitor parking.

Internally, the light and airy living room features two bay windows, providing a pleasant outlook and good natural light. The separate kitchen offers a range of fitted units, integrated oven and hob, plumbing for a washing machine and space for a breakfast table. There are two double bedrooms. The main bedroom includes built-in wardrobes and an en-suite shower room having walk-in shower cubicle with mains shower, WC and wash basin. The main bathroom is fitted with a white suite comprising WC, wash basin with fitted storage, and bath.

The location provides convenient access to Aldridge village centre, with its selection of shops, supermarkets, cafés and other local amenities. Nearby green spaces and parks offer options for walking and leisure. Public transport links are available via local bus services connecting Aldridge with Walsall, Sutton Coldfield and surrounding areas. Walsall and Blake Street railway stations are accessible by road, providing services towards Birmingham and Lichfield, suitable for commuters. The area is also served by a choice of nearby schools, making this flat a practical option for a range of buyers.

Property Specification

Hall -	5.64m (18'6") x 3.21m (10'6")
Lounge -	6.08m (19'11") plus bay x 3.42m (11'3") plus bay
Breakfast Kitchen -	3.60m (11'10") x 2.46m (8'1")
Bedroom 1 -	3.92m (12'10") x 3.10m (10'2")
En-suite -	1.96m (6'5") x 1.68m (5'6")
Bedroom 2 -	3.30m (10'10") x 2.81m (9'2")
Bathroom -	2.14m (7') x 1.96m (6'5")

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: 24th 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.

Viewer's Note:

Services connected: Gas, electricity, water and drainage.

Council tax band: C

Tenure: Leasehold - 73 years remaining

Ground Rent: £100 p/a

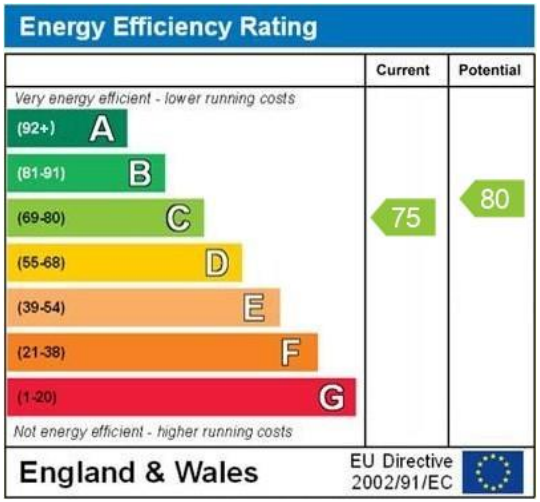
Service Charge: £2556.64 p/a

Restrictions: No pets

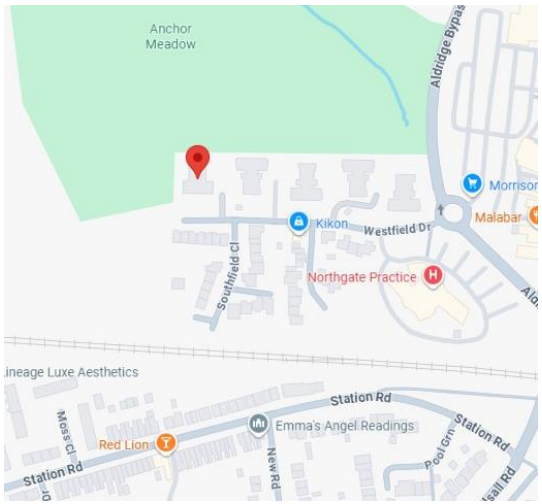
Floor Plan

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

Energy Efficiency Rating



Map Location



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