



Jordan Way,  
Walsall, WS9 8SB

Offers in the Region Of £280,000

# Aldridge

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Paul Carr Estate Agents are delighted to present to market this neatly presented, three-bedroom semi-detached house, set in a popular residential location in Aldridge, offering convenient access to local amenities, schools and public transport links and offered for sale with no onward chain.

The ground floor comprises a light and spacious lounge with stairs to the first floor and archway leading through to an open-plan kitchen diner. The kitchen provides a range of fitted units, gas cooker point, plumbing for a washing machine and dishwasher, and a patio door opening to the rear garden.

Upstairs, there are two double bedrooms, both with built-in wardrobes, and a further single bedroom complemented by the bathroom, which features a WC, wash basin and bath with mains shower over.

Externally, there are neatly maintained gardens to the front and rear with the benefit of off-road parking to the rear and a useful garage / storage space.

Aldridge centre is within easy reach, offering a selection of shops, supermarkets, cafés and everyday services. The area is well-served by nearby schools, including primary and secondary options within a short drive. Local parks and green spaces around Aldridge provide walking routes and recreational facilities.

Public transport connections are available via regular bus services linking Aldridge with Walsall, Sutton Coldfield and Birmingham. Walsall railway station can typically be reached in around 15-20 minutes by car or bus, providing services towards Birmingham and Wolverhampton, with journey times to Birmingham New Street often around 25-30 minutes. Road access is straightforward to the A452, A461 and M6 for wider regional travel.





## Property Specification

### Lounge

5.23m (17'2") max x 4.90m (16'1") max

### Kitchen / Diner

5.23m (17'2") x 2.60m (8'6")

### Landing

### Bedroom 1

3.29m (10'9") x 3.21m (10'6")

### Bedroom 2

3.70m (12'2") x 2.62m (8'7")

### Bedroom 3

2.38m (7'10") x 1.87m (6'1")

### Bathroom

2.44m (8'0") x 1.68m (5'6")

### Garage / Storage

4.90m (16'1") x 2.56m (8'5")

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.

**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.

Came on the market:

## Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	C
Tenure:	Freehold

