PAUL CARR Estate Agents Sales & Lettings

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2 Wood End Way, Aldridge, Walsall, WS9 8SF

Offers in Excess of £240,000

Ground Floor:

The property is entered via the hallway, which benefits from a built-in storage cupboard, double glazed window to the front aspect, stairs rising to the first floor landing and doors leading to the accommodation. The lounge features two wall light points, radiator, double glazed window to the front aspect and an electric fireplace, with double doors leading through to the dining room. The dining room benefits from a ceiling light point, radiator, double glazed windows to the rear aspect and double glazed French-style doors opening onto the rear garden, together with access to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, four ring gas hob and oven, one and a half bowl sink with drainer and mixer tap, double glazed window to the rear aspect, understairs storage cupboard and a further cupboard housing the boiler. A door leads through to the utility room, which benefits from a ceiling light point, sink, space for a fridge freezer, plumbing for a washing machine and door leading to the garden. Completing the ground floor is a guest WC with low flush WC and obscure double glazed window to the front aspect.

First Floor:

The first floor landing has a ceiling light point, built-in storage cupboard housing the water tank, loft access and obscure double glazed window to the side elevation, with doors leading to three bedrooms and the shower room. Bedroom one benefits from a built-in wardrobe, radiator and double glazed window to the front aspect. Bedroom two also features a built-in wardrobe, radiator and double glazed window to the rear aspect, whilst bedroom three has a built-in storage cupboard, radiator and double glazed window to the front aspect. The shower room is fitted with a corner shower cubicle, wash hand basin, low flush WC and heated chrome towel rail, together with an obscure double glazed window to the rear aspect.

Outside:

To the front of the property is an attractive, well-maintained garden, providing a pleasant approach to the home. Side access leads through to the rear garden, which offers a further well-kept outdoor space, ideal for relaxing and entertaining. The rear garden is complemented by an external garage, providing useful additional storage or parking facilities and completing the property's outdoor offering.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

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: 16th November 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.


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Measurements:

Hallway		
Lounge -	16' 0" x 12' 2"	(4.87m x 3.71m)
Dining Room -	8' 7" x 14' 2"	(2.61m x 4.31m)
Kitchen -	9' 8" x 9' 8"	(2.94m x 2.94m)
Utility -	4' 9" x 7' 0"	(1.45m x 2.13m)
Guest WC -	2' 5" x 4' 9"	(0.74m x 1.45m)
Bedroom One -	10' 6" x 10' 5"	(3.20m x 3.17m)
Bedroom Two -	7' 2" x 10' 6"	(2.18m x 3.20m)
Bedroom Three -	8' 2" x 8' 8"	(2.49m x 2.64m)
Shower Room -	8' 0" x 5' 5"	(2.44m x 1.65m)
Garage -	8' 5" x 16' 6"	(2.56m x 5.03m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage







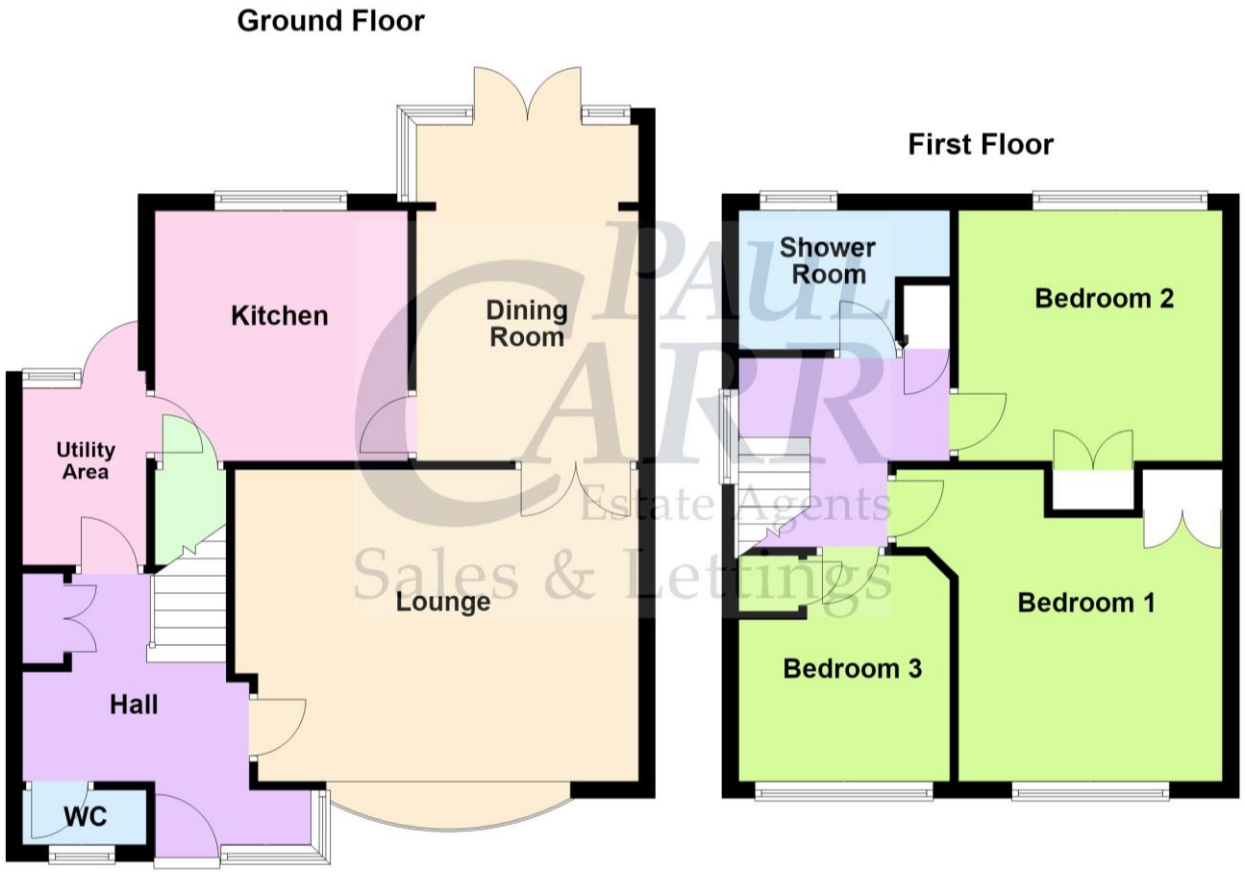






Floor Plan

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



Energy Performance Rating

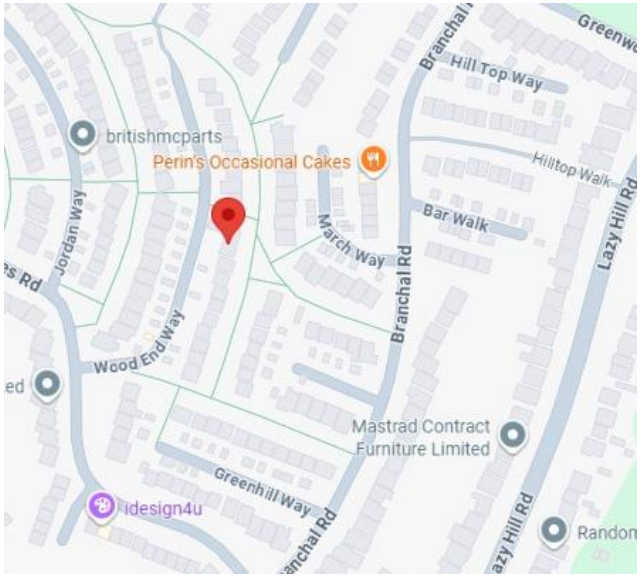
NEW

INSTRUCTION

AWAITING

EPC

Map Location













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