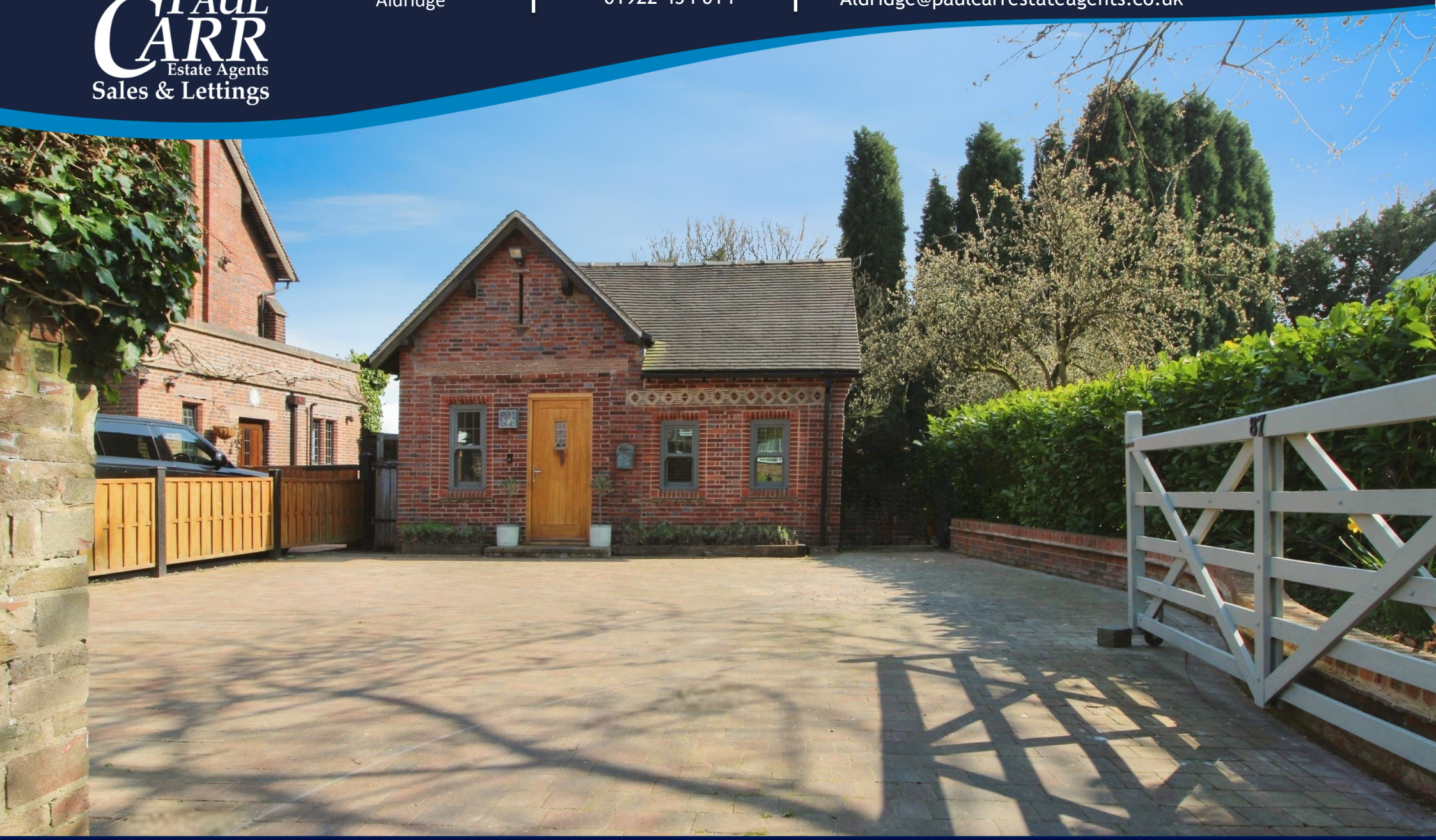
PAUL CARR Estate Agents Sales & Lettings

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87 Stonnall Road, Aldridge, Walsall, WS9 8JZ

£450,000

Aldridge

£450,000

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For sale is a truly immaculate, individually designed, detached property that boasts an exemplary standard of modern living. The residence is located in a sought-after location with convenient access to public transport links and local amenities, offering not only a pleasant view to the rear but also an easy commute.

The property features a single, light-filled reception room that offers a serene view of the garden and access to it through bifold doors. This feature extends the living space outdoors, making it ideal for entertaining guests or enjoying peaceful moments of solitude.

The open-plan kitchen/diner is a culinary enthusiast's dream, featuring a range of fitted units, dining space, and integrated appliances, including a fridge-freezer, dishwasher and Neff oven and hob. This setup provides a modern, streamlined look, as well as ample space for cooking and dining.

The residence offers two bedrooms. The generous first bedroom is a haven of relaxation with fitted storage and access to a balcony, providing a private space to enjoy the open air. The second bedroom is equally well-appointed, featuring built-in storage. The bathroom is a luxurious retreat, fitted with a free-standing bath and separate shower cubicle. The room is further enhanced by a roof lantern, bathing the space in natural light.

The property boasts desirable features such as a low maintenance rear garden that provides a perfect outdoor space for relaxation, and driveway parking for added convenience.

This immaculate property is a must-see for those seeking a modern, high-quality home in a prime location.







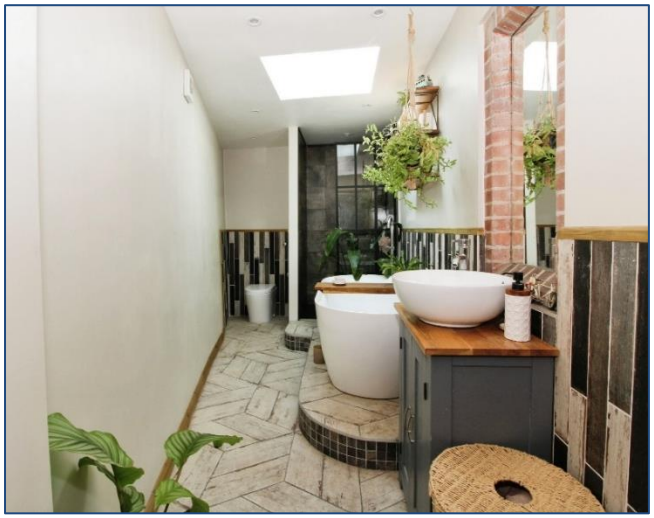














Property Specification

Hall

Lounge - 5.56m (18'3") x 5.39m (17'8") max/4.00m (13'2") min

Open-Plan Kitchen/Diner - 7.77m (25'6") x 2.98m (9'9")

Utility - 1.88m (6'2") x 1.80m (5'11")

Bedroom 2 - 3.50m (11'6") x 2.40m (7'10")

Bathroom - 4.72m (15'6") x 2.28m (7'6") max/1.16m (3'9") min

Bedroom 1 - 5.56m (18'3") x 4.06m (13'4") to wardrobe front

Balcony - 1.74m (5'8") x 0.95m (3'1")

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.

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: All Services

Council tax band: E

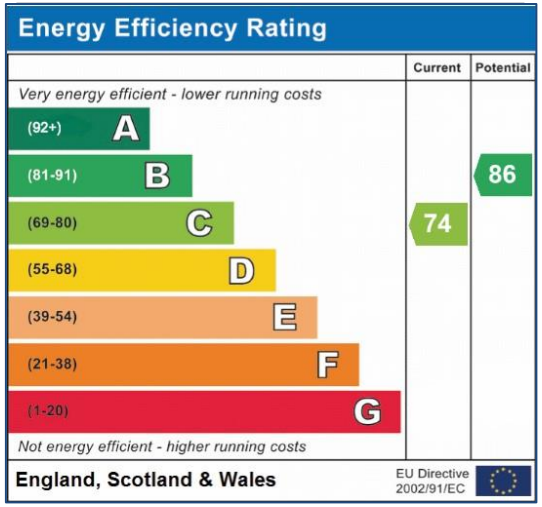
Tenure: Freehold

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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