



Whetstone Lane, Aldridge  
Walsall, WS9 0RU

**Offers Over £320,000**

# Aldridge

## Offers Over £320,000

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Paul Carr Estate Agents are pleased to bring to market this neatly presented semi-detached house, located in a sought-after area renowned for excellent public transport links, reputable nearby schools, and convenient access to local amenities.

This well-maintained property offers thoughtfully designed living spaces suitable for a range of needs. The ground floor comprises a light and airy open-plan lounge / dining room, enhanced by large windows that fill the space with natural light and offer delightful garden views and creates a versatile environment for relaxation and entertaining, with a patio door granting direct access to the neatly maintained rear garden - perfect for alfresco dining.

The kitchen features a range of fitted units offering ample storage, as well as plumbing for both a washer and dishwasher and a gas cooker point, ideal for modern family living.

Upstairs, there are three bedrooms: two well-proportioned doubles and a good-sized single, which could alternatively serve as a compact double. The family bathroom is well-equipped, comprising a WC, wash basin, bath, and a separate shower cubicle for added convenience.

A standout feature of this property is the converted garage, now serving as a useful study or hobby room with additional storage space beyond - ideal for working from home or leisure pursuits.

Externally, the house benefits from driveway parking and the potential for future extension (stpp/bregs), offering scope to further enhance the living space to suit evolving needs.

This fantastic property combines comfort, practicality, and future potential, making it a superb opportunity in a highly desirable location. Early viewing is highly recommended.





## Property Specification

Hall

Dining Area

4.42m (14'6") max x 3.01m (9'11")

Lounge Area

4.27m (14') x 3.65m (12')

Kitchen

3.65m (12') x 2.08m (6'10")

Study / Hobby Room

3.20m (10'6") max x 2.29m (7'6") max

Landing

Bedroom 1

3.69m (12'1") x 3.07m (10'1")

Bedroom 2

3.69m (12'1") max x 2.42m (7'11")

Bedroom 3

2.64m (8'8") x 2.42m (7'11")

Bathroom

3.07m (10'1") x 1.86m (6'1")



### 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.

Came on the market:

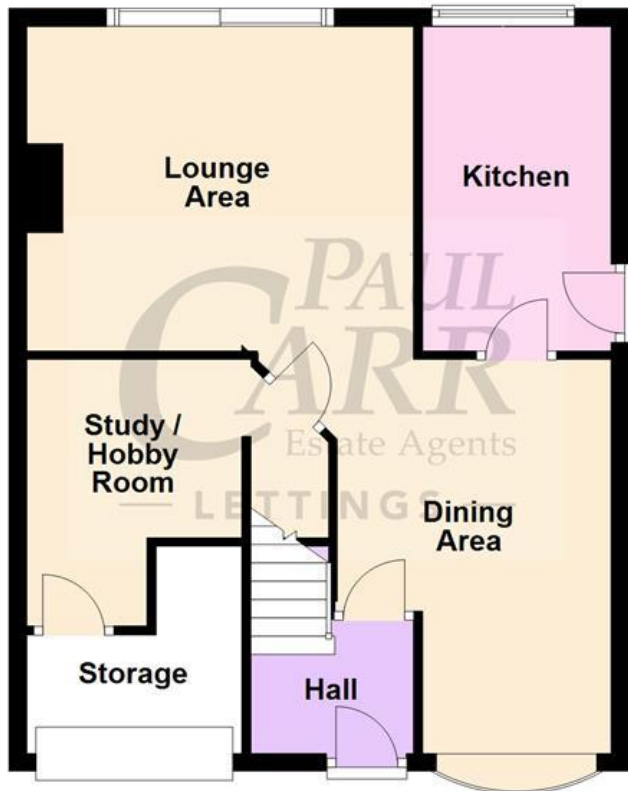
### Viewer's Note:

Services connected:	Gas, Water, Electric & Drainage
Council tax band:	C
Tenure:	Freehold

# Floor Plan

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

Ground Floor



First Floor



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

