Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

41 Barr Common Road, Aldridge, Walsall, WS9 0SY

Offers in the Region Of £750,000

Paul Carr Estate Agents are delighted to present to market this impressive five-bedroom detached house, set in a popular Aldridge location, offering open-plan living and superb rear views across surrounding fields.

The ground floor is arranged around a generous open-plan space combining lounge, dining area and breakfast kitchen. The kitchen features extensive cabinetry, a range of integrated appliances and a central island with breakfast bar, flowing into a bright dining area with wide glazed sliding doors opening directly onto the garden. The main living area provides a comfortable family space, complemented by a contemporary wood-burning stove.

Upstairs, five well-proportioned bedrooms provide excellent flexibility for family living, work-from-home space or guest accommodation. Bedroom one - a generous double bedroom - benefits from large glazed sliding doors, maximising the far-reaching rear views and bringing in an abundance of natural light. Two modern bathrooms (one an ensuite for bedroom one) include walk-in showers and high-quality fittings.

Outside, a gated driveway provides ample off-road parking and access to the garage, while the rear of the house opens onto a stylish patio area, ideal for outdoor seating and entertaining, leading down to a lawned garden backing on to open countryside.

Aldridge village centre is within easy reach, offering local shops, cafés and everyday amenities. Popular local schools are nearby, including primary and secondary options in Aldridge. For commuters, Blake Street and Shenstone stations provide rail services to Birmingham New Street and Lichfield, with journey times of around 25–35 minutes, while the A452 and A5 give convenient road links towards Sutton Coldfield, Walsall and the wider Midlands motorway network.

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 September 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.

Measurements:

Hall -	7.04m (23'1") x 0.92m (3')
Through Lounge/Dining Area -	10.10m (33'2") x 3.80m (12'6") max/3.16m (10'4") min
Breakfast Kitchen Area -	4.92m (16'2") max x 4.86m (15'11")
Utility -	2.40m (7'10") x 1.71m (5'7")
WC -	1.88m (6'2") x 0.82m (2'8")
Bedroom 1 -	6.32m (20'9") x 3.62m (11'11") max/3.12m (10'3") min
En-suite -	2.35m (7'9") x 1.90m (6'3")
Bedroom 2 -	3.68m (12'1") x 3.04m (10') plus recess
Bedroom 3 -	4.13m (13'7") x 2.47m (8'1")
Bedroom 4 -	4.00m (13'2") x 2.56m (8'5")
Bedroom 5 -	2.59m (8'6") x 2.36m (7'9")
Bathroom -	2.43m (8') x 2.34m (7'8")
Garage -	4.23m (13'10") x 2.40m (7'10")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: F

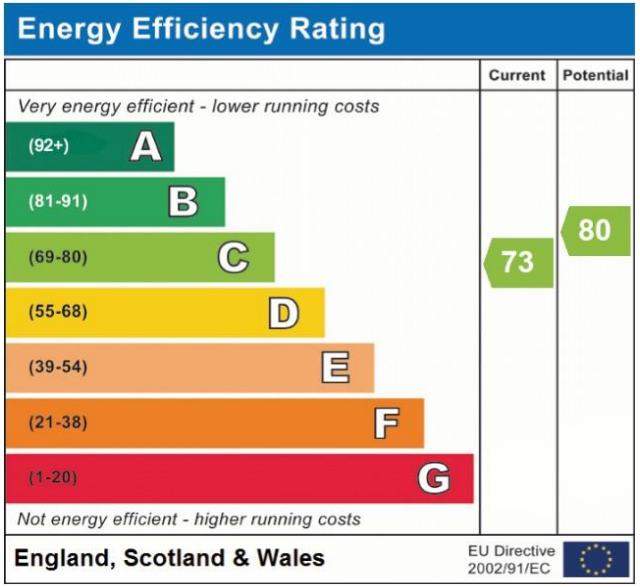
Connected Services: Gas, water, electric & drainage

Laundry
today
or
naked
tomorrow

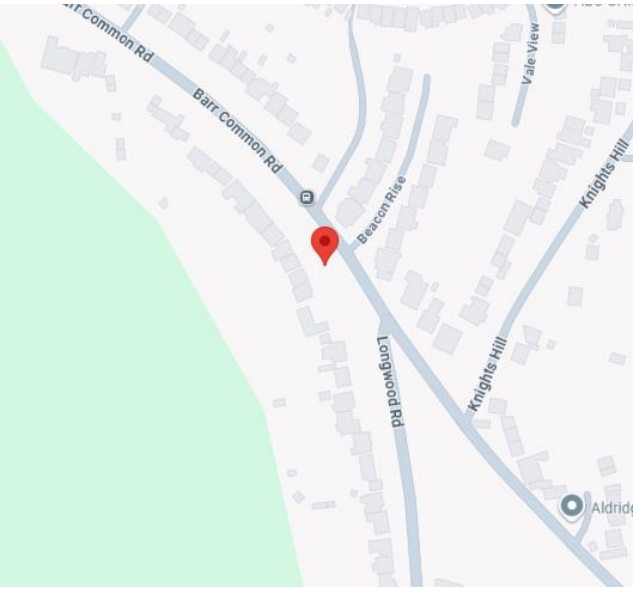
Floor Plan

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

Energy Performance Rating



Map Location



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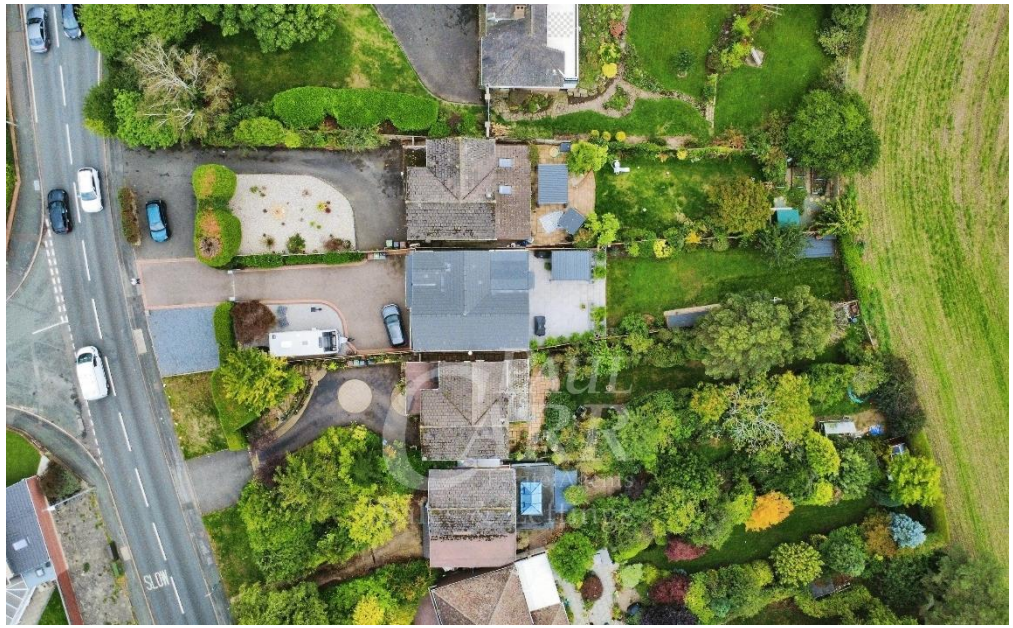
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