



16 Station Road, Aldridge,
Walsall, WS9 0BN

Offers in the Region Of £285,000

Ground Floor

The property is entered via a welcoming entrance hallway with stairs rising to the first floor. To the front is a bright lounge featuring a bay window, creating a comfortable reception space. To the rear, the property opens into an impressive kitchen/diner, thoughtfully fitted with a range of contemporary wall and base units, a feature central island incorporating a dishwasher and wine cooler, integrated appliances, and French doors opening onto the rear garden. The kitchen flows seamlessly into a versatile study, ideal for those working from home or as an additional reception area, with direct access to the garden. Completing the ground floor is a practical utility room with plumbing for appliances, along with a modern shower room comprising a shower cubicle, wash hand basin and WC.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom, along with a study/office, practical for those working from home. The principal bedroom is a spacious double benefitting from a bay window to the front aspect, while the second bedroom overlooks the rear garden. The third bedroom offers flexibility as a child's bedroom, nursery or home office. The accommodation is completed by a well-appointed family bathroom fitted with a bath and shower over, wash hand basin, WC and heated chrome towel rail.

Externally

The property benefits from a generous, gravelled driveway to the front, providing ample off-road parking. To the rear is a substantial, mature garden predominantly laid to lawn, complemented by established trees, shrubs and planted borders, creating a private and peaceful outdoor space with plenty of room for family enjoyment and entertaining.

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: 29th June 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 £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.



Measurements:

Entrance Hallway

Lounge - 9' 8" x 12' 9" (2.94m x 3.88m)

Kitchen/Diner - 19' 2" x 12' 1" (5.84m x 3.68m)

Study - 7' 8" x 9' 5" (2.34m x 2.87m)

Utility Room - 11' 9" max x 7' 5" max
(3.57m max x 2.26m max)

Shower Room - 3' 3" x 6' 8" (0.99m x 2.03m)

Bedroom One - 9' 8" x 12' 9" (2.94m x 3.88m)

Bedroom Two - 8' 3" x 6' 9" (2.51m x 2.06m)

Study/Office - 8' 9" x 5' 4" (2.66m x 1.62m)

Family Bathroom - 4' 4" x 9' 9" (1.32m x 2.97m)

Viewers 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Map Location





