Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

83 Station Road, Aldridge, Walsall, WS9 0BW

Offers Over £230,000

Paul Carr Estate Agents are delighted to bring to market this neatly presented two-bedroom house, set in a popular part of Aldridge and offered for sale with no onward chain. The property provides well-planned accommodation, complemented by a well-established, good-sized rear garden.

The ground floor features an open-plan lounge / dining room with bay window to the front and doorway to the stairs which lead to the first floor. A generous kitchen is fitted with a range of units, double oven and hob, and plumbing for a washing machine. There is access to a breakfast room and a door leading directly to the rear garden, making the ground floor practical for day-to-day living and entertaining.

Upstairs, there are two double bedrooms, one of which benefits from fitted wardrobes, complemented by the well-equipped bathroom, which includes a WC, wash basin, bath and a separate shower cubicle.

Outside, the property enjoys a mature, good-sized garden, providing outdoor space for relaxation and recreation.

The house is well located for Aldridge village centre, which offers a selection of shops, supermarkets, cafés and everyday amenities. Nearby schools in Aldridge and Walsall make the area suitable for those needing access to local education.

Public transport links are readily available, with regular bus services connecting Aldridge to Walsall, Sutton Coldfield and Birmingham. For rail connections, Walsall railway station can be reached by bus or car, offering services towards Birmingham in around 20–25 minutes, providing onward links across the wider West Midlands.

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: 25th 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 £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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Sales & Lettings

Measurements

Porch -	1.10m (3'7") x 0.86m (2'10")
Hall -	2.33m (7'8") x 1.00m (3'3")
Breakfast Room -	3.00m (9'10") max x 1.99m (6'6") max
Kitchen -	6.41m (21') x 1.90m (6'3")
Lounge/Dining -	7.42m (24'4") plus bay x 3.40m (11'2")
Bedroom 1 -	4.63m (15'2") into wardrobes x 3.64m (11'11")
Bedroom 2 -	3.68m (12'1") x 3.58m (11'9")
Bathroom -	3.00m (9'10") x 1.99m (6'6")

Viewers Notes:

Tenure: Freehold

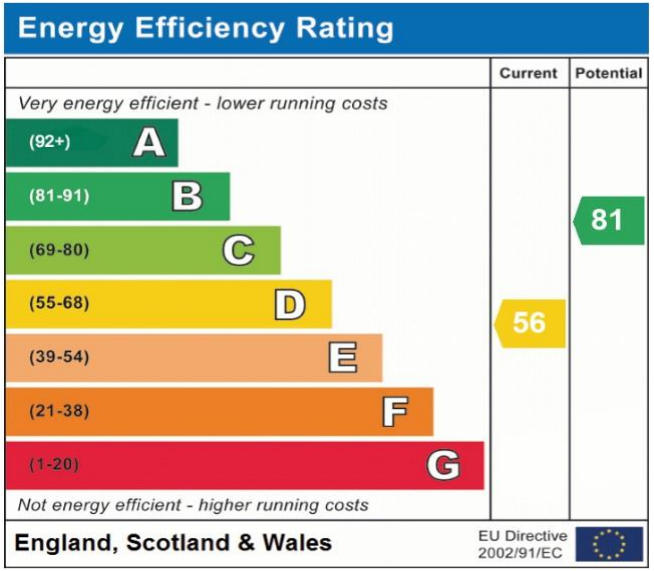
Council Tax Band: B

Connected Services: Gas, water, electric & drainage

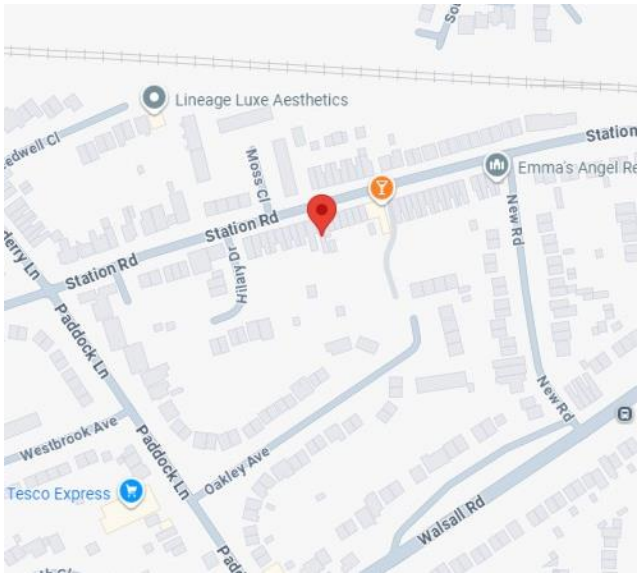
Floor Plan

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

Energy Performance Rating



Map Location



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