Aldridge | 01922 454 014 | Aldridge@paulcarrestateagents.co.uk

Rutland Crescent, Aldridge
Walsall, WS9 8JW

£260,000

Aldridge

£260,000

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Paul Carr Estate Agents are delighted to present to market this superb three-bedroom end of terrace house in Aldridge, providing well-presented accommodation suited to a range of purchasers.

The ground floor features a light and airy dual aspect living room with direct garden access and a well-appointed kitchen, which benefits from useful storage / potential utility room off.

Upstairs, there are three excellent bedrooms, together with a shower room and a separate WC accessed from the landing, offering practical family-friendly layout.

Externally, the property enjoys an attractive rear garden, providing valuable outdoor space for relaxation or entertaining guests and there is the added advantage of driveway parking to the front and a detached garage to the rear, offering further parking or storage options.

Aldridge is a popular residential area with a traditional village centre offering supermarkets, independent shops, cafés and local services. Residents benefit from several nearby green spaces, including local parks and playing fields, as well as wider access to countryside walks around the Walsall and Sutton Coldfield areas.

Public transport links are available via local bus services connecting Aldridge with Walsall, Birmingham and surrounding districts. For rail services, nearby stations such as Walsall and Sutton Coldfield provide routes into Birmingham New Street and beyond, with typical journey times of around 20–30 minutes by train once at the station. Road connections are convenient, with access towards the A452, A34 and the wider West Midlands network.

This three-bedroom end of terrace house therefore combines practical accommodation, outside space and parking in an established Aldridge setting.

Property Specification

Hall

Lounge
5.62m (18'5") x 3.36m (11') max

Kitchen
3.69m (12'1") max x 3.35m (11') max

Storage / Potential Utility
2.18m (7'2") x 1.43m (4'8")

Landing

Bedroom 1
3.36m (11') plus recess x 3.08m (10'1")

Bedroom 2
3.86m (12'8") x 2.38m (7'10") plus recess

Bedroom 3
2.54m (8'4") x 2.45m (8')

Shower Room
1.66m (5'5") x 1.20m (3'11")

WC
1.47m (4'10") x 0.74m (2'5")

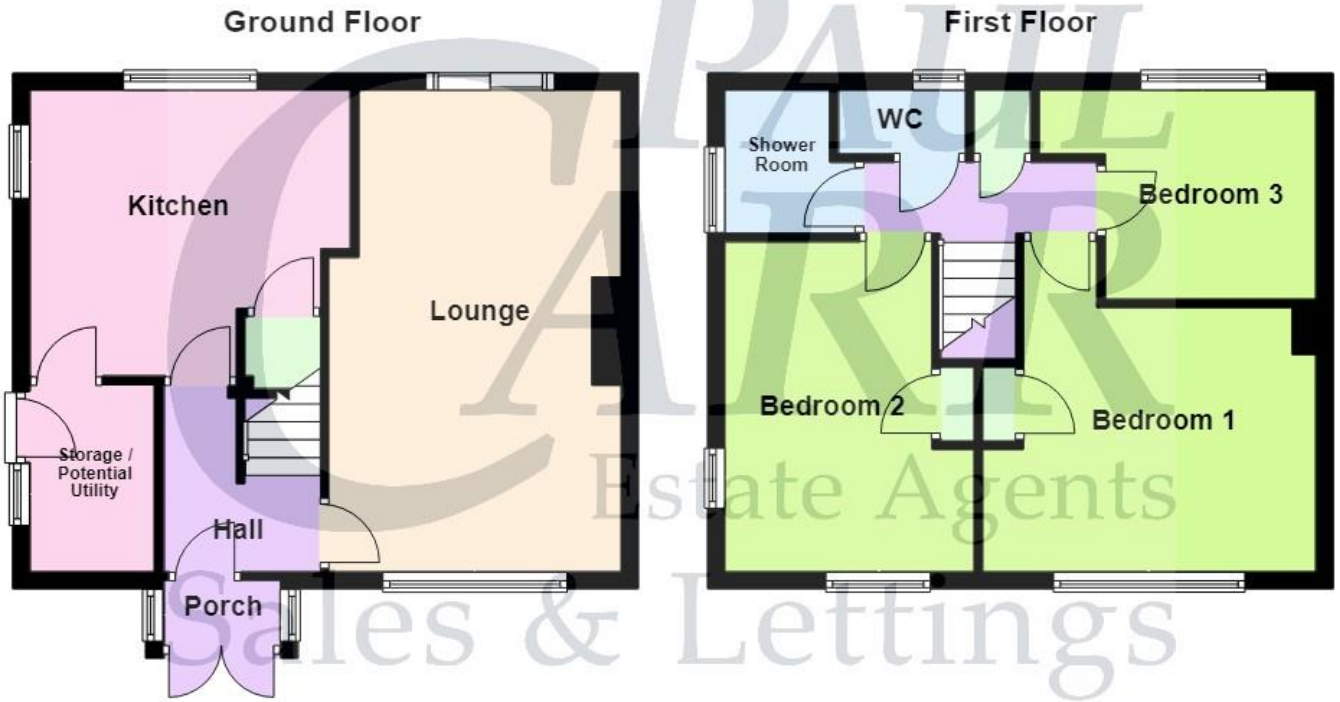
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:	Gas, electricity, water and drainage.
Council tax band:	B
Tenure:	Freehold

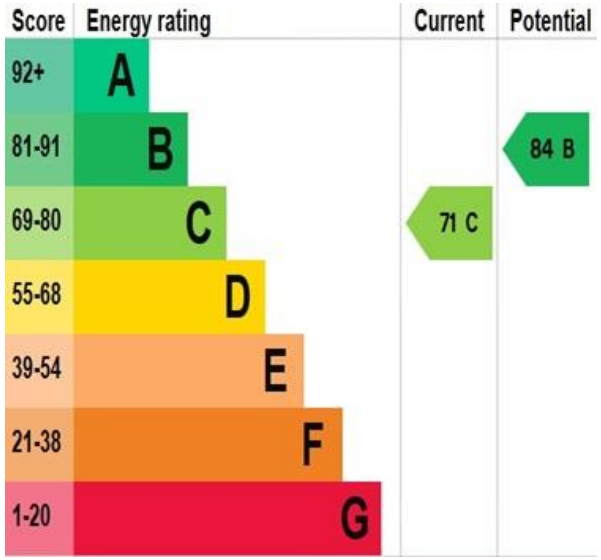
Floor Plan

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



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

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman