PAUL CARR Estate Agents Sales & Lettings

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# Walton Road, Aldridge
# Walsall, WS9 8HN

**Offers in the Region Of £230,000**

# Aldridge

## Offers in the Region Of £230,000

3 1 2

Paul Carr Estate Agents are pleased to present to market this three-bedroom semi-detached house, set in a convenient Aldridge location, offering excellent scope for modernisation and available with no onward chain.

The property benefits from an extended ground floor, providing a practical layout suited to family living. The ground floor comprises a light and airy lounge with bow window to the front elevation and a door leading into the open-plan kitchen / dining room, creating a sociable space for everyday use.

There is a ground floor wet room and useful storage space off the dining area, adding to practicality and to the first floor are three well-proportioned bedrooms. Externally, the house features a generous, well-established garden, ideal for outdoor relaxation or entertaining guests, and off-road parking to the front.

Aldridge offers a range of everyday amenities, including supermarkets, independent shops and cafés, along with nearby parks and green spaces for walking and leisure. The area is well-regarded for its selection of primary and secondary schools, making it a practical choice for buyers seeking access to education. Public transport links allow for straightforward travel within the local area with road and rail networks available for commuting further afield.

This three-bedroom semi-detached house represents an excellent opportunity for buyers looking to modernise a property to their own specification in a popular Aldridge setting.

## Property Specification

| | |
|---|---|
| **Hall** | |
| **Lounge** | 4.10m (13'5") max x 3.62m (11'11") |
| **Dining Area** | 3.69m (12'1") x 2.74m (9') |
| **Kitchen Area** | 2.64m (8'8") x 2.21m (7'3") |
| **Storage** | 2.74m (9') x 1.26m (4'1") |
| **Wet Room** | 2.74m (9') x 1.65m (5'5") |
| **Landing** | |
| **Bedroom 1** | 4.14m (13'7") plus alcove x 2.88m (9'5") |
| **Bedroom 2** | 3.49m (11'5") x 2.39m (7'10") |
| **Bedroom 3** | 2.55m (8'4") x 2.41m (7'11") |

## Viewer's Note

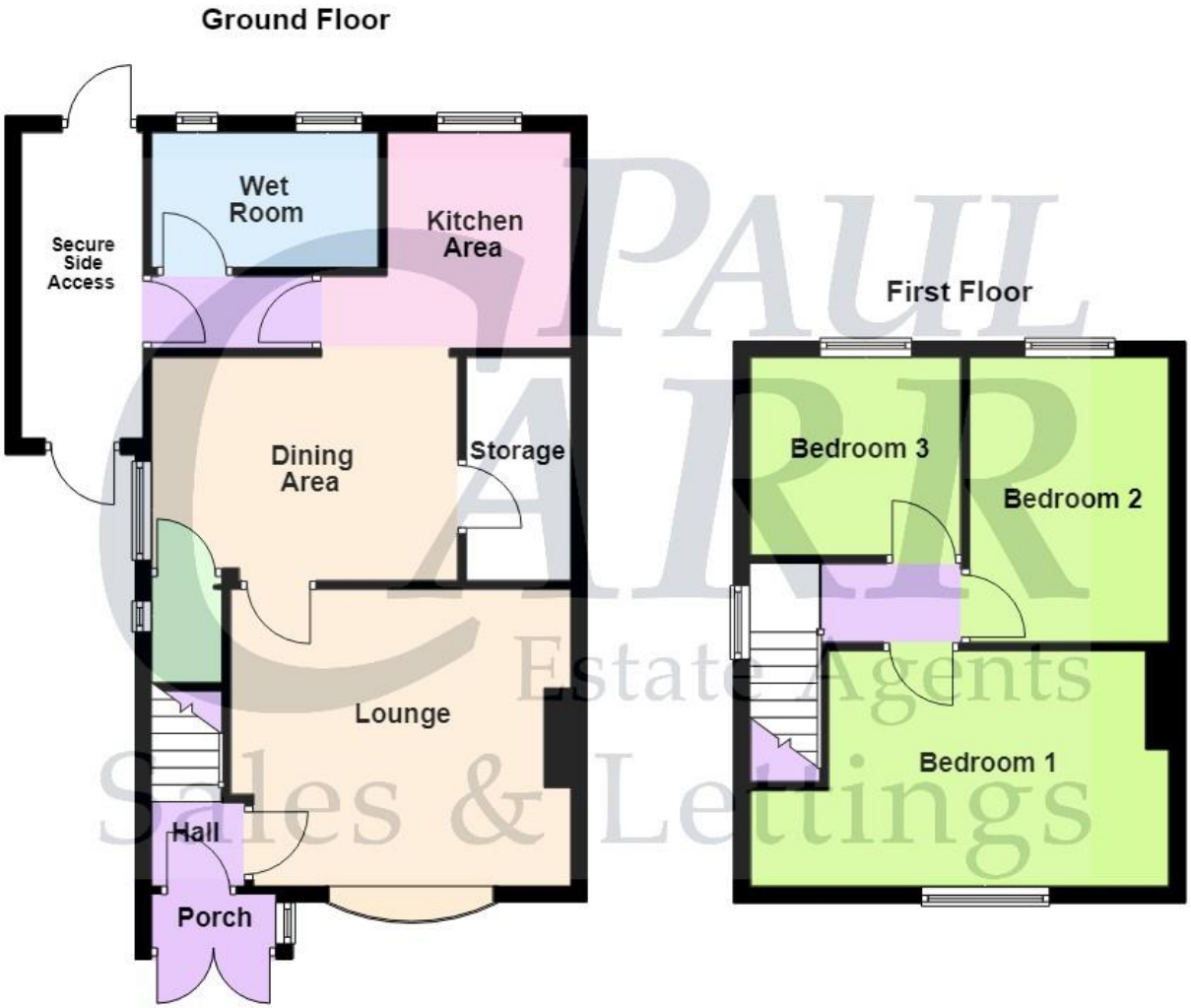
| | |
|---|---|
| Services connected: | Gas, electricity, water and drainage. |
| Council tax band: | B |
| Tenure: | Freehold |

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 (£52 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.

# Floor Plan

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

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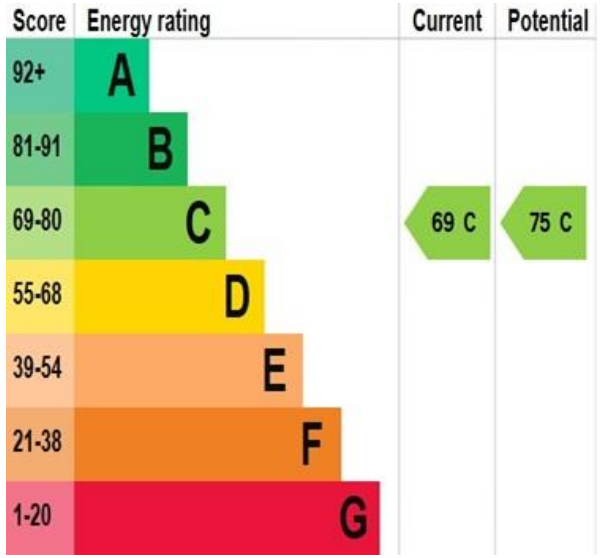
Plan produced using PlanUp.

# Energy Efficiency Rating




# Map Location

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