



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Aldridge Road, Aldridge  
Walsall, WS9 0PE

**Offers in Excess of £650,000**

Set in a peaceful position overlooking the golf course to the front, this beautifully presented home blends warmth, character, and modern living in all the right ways. From the moment you step inside, there's an inviting, homely feel.

The living room sits to the front, bathed in natural light and centred around a charming inglenook fireplace that creates a cosy focal point—perfect for relaxing evenings. A dining/family room offers an ideal space for both entertaining and everyday family life.

The heart of the home is the spacious breakfast kitchen, thoughtfully designed with a central island that's perfect for cooking, gathering, and socialising. A separate utility room adds practicality, while the ground floor shower room has been beautifully finished with stylish, contemporary touches.

Upstairs, there are four well-proportioned bedrooms, each offering comfortable accommodation, along with a family bathroom that serves the space perfectly.

Outside, the property continues to impress, with an extensive rear garden providing plenty of room to unwind, play, or entertain, while the open outlook to the front across the golf course adds a rare sense of space and tranquillity. The drive and garage, to the fore complete the accommodation.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



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Hall

Living Room 5.90m (19'4") x 3.09m (10'2")

Dining Room 3.91m (12'10") x 3.68m (12'1")

Kitchen 5.86m (19'3") max x 4.14m (13'7")

Utility 1.32m (4'4") x 1.22m (4')

Shower Room

Garage

Landing

Bedroom 1 4.48m (14'8") x 3.71m (12'2")

Bedroom 2 3.89m (12'9") x 3.15m (10'4")

Bedroom 3 4.45m (14'7") x 2.59m (8'6")

Bedroom 4 3.71m (12'2") x 1.98m (6'6")

Bathroom





# Floor Plan

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

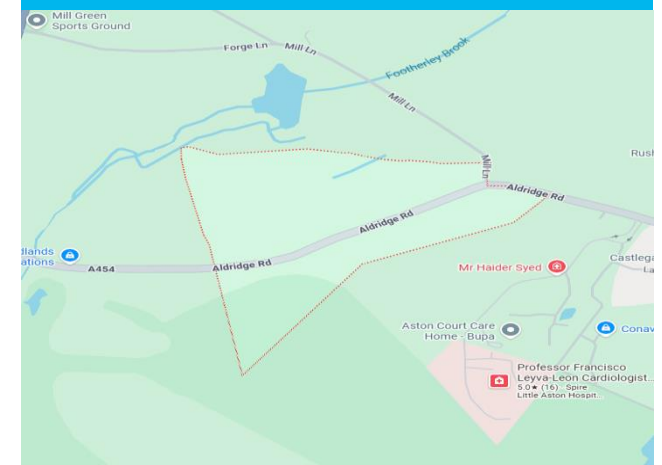


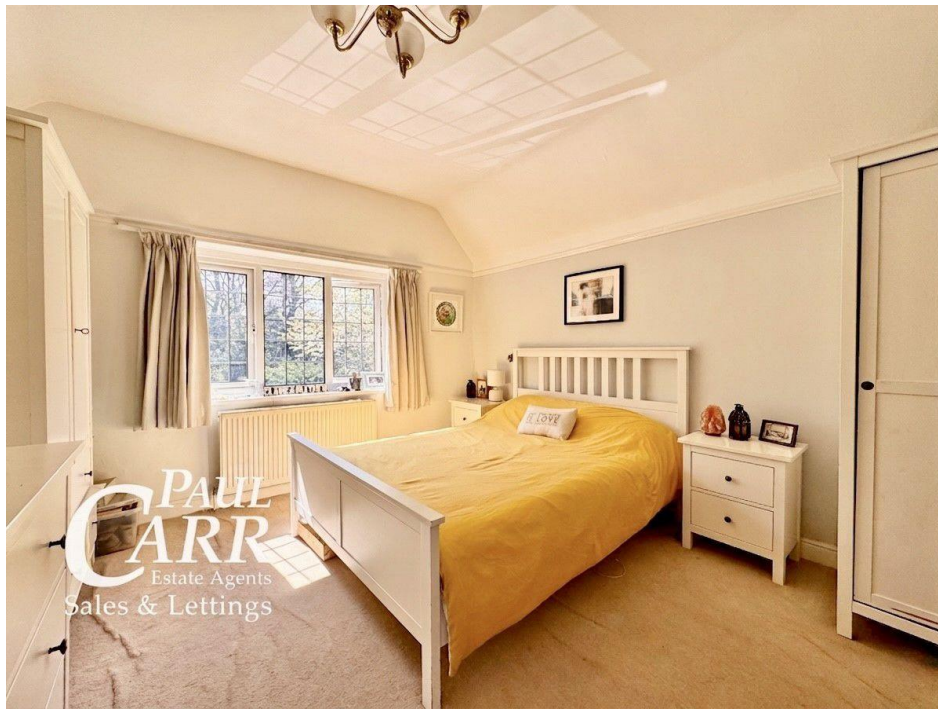
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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







**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:

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