



15 Little Aston Road, Aldridge,
Walsall, WS9 0NP

Offers in the Region Of £750,000

Aldridge

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Paul Carr Estate Agents are delighted to offer for sale this much improved and extended detached family home.

Situated in the heart of Aldridge Village and ideally located for schools for all ages, viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.

In brief, the property comprises four bedrooms (master with en-suite), impressive lounge, extended open plan kitchen, diner and sitting room, separate utility, office, principal family bathroom, generous rear garden, garage store and driveway.





Property Specification

Porch

Hallway

Drawing Room - 11' 5" x 11' 3" (3.48m x 3.44m)

Kitchen Dining Room - 26' 8" x 22' 7" (8.13m x 6.89m)

Guest WC

Utility - 8' 3" x 4' 0" (2.52m x 1.23m)

Office - 10' 6" x 6' 0" (3.21m x 1.82m)

Garage - 14' 11" x 6' 0" (4.54m x 1.82m)

Master Bedroom - 15' 5" x 10' 0" (4.71m x 3.06m)

Dressing Room - 7' 6" x 5' 10" (2.29m x 1.78m)

Ensuite

Bedroom Two - 15' 10" x 12' 5" (4.83m x 3.79m)

Bedroom Three - 15' 7" x 9' 7" (4.75m x 2.93m)

Bedroom Four - 8' 4" x 7' 5" (2.55m x 2.27m)

Bathroom - 15' 6" x 12' 5" (4.73m x 3.79m)

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: 12th September 2025

Viewer's Note:

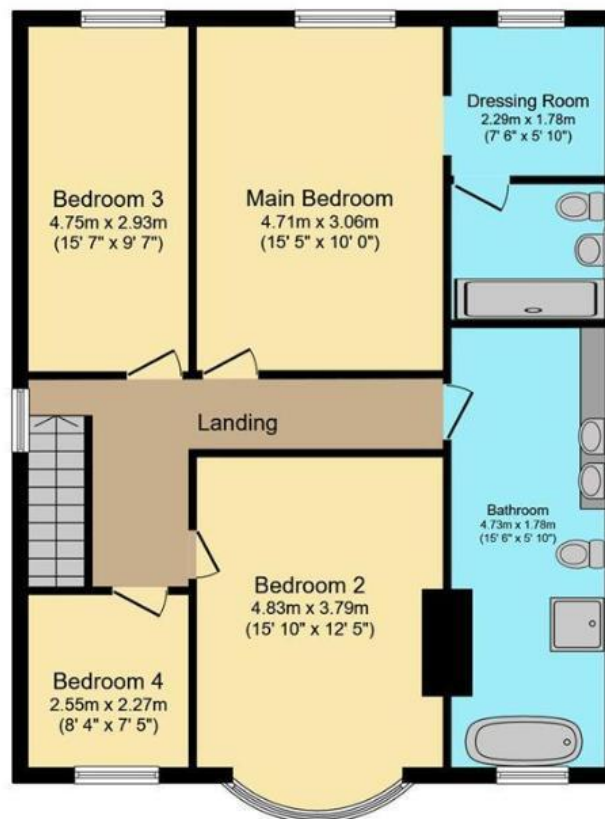
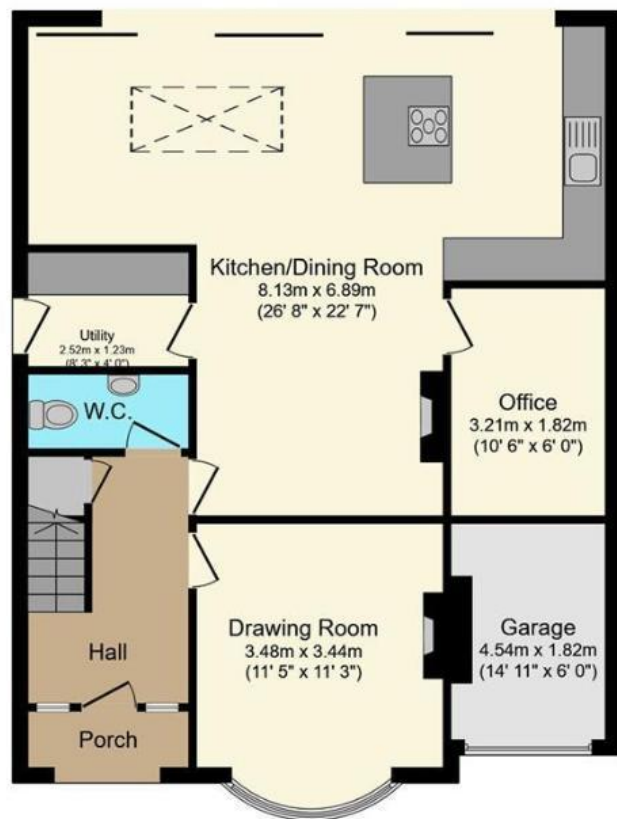
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(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

