



59 Walsall Wood Road, Aldridge
Walsall, WS9 8QZ

Offers in the Region Of £730,000

Paul Carr Estate Agents are delighted to offer this immaculate and well presented detached family home for sale. Set in a popular residential location, within easy reach of a range of local amenities, schools and transport links. Early viewing is highly recommended to appreciate all this property has to offer – call now to book!

Internally, the ground floor benefits from a hallway featuring a radiator, ceiling light point, stairs rising to the first-floor landing and doors leading to the sitting room and further accommodation. The sitting room benefits from a radiator, ceiling light point and double-glazed window to the front elevation. An inner hallway provides access to the kitchen/lounge/diner, office/study and guest WC. The office/study features three ceiling light points, a radiator and obscure double-glazed window to the side elevation, whilst the guest WC is fitted with a low-flush WC, vanity wash hand basin, heated chrome towel rail and ceiling light point. The impressive kitchen/lounge/diner offers an expansive open-plan living space, complete with a contemporary media wall incorporating a gas fireplace, multiple ceiling light points, downlighters, three radiators and double-glazed windows to both the front and rear elevations. The kitchen area is fitted with a range of wall and base units, a central island with built-in wine cooler, four-ring induction hob, integrated oven and microwave, dishwasher, and sink with drainer and mixer tap. A door lead to the utility room, whilst bi-fold doors open into the orangery, creating a superb flow between the principal living areas. The orangery features a skylight, downlighters, a double-glazed window to the side elevation, underfloor heating and further bi-fold doors opening onto the garden. The utility room provides additional practicality, with a range of wall and base cupboard units, plumbing for a washing machine and dryer, a cupboard housing the boiler, radiator, downlighters, double-glazed window to the rear elevation and a door leading to the garden.

To the First Floor: The landing benefits from an obscure double-glazed window to the front elevation, ceiling light point, downlighters, loft hatch, storage cupboard and doors leading to four bedrooms and the family shower room. Bedroom one is a spacious principal bedroom featuring a double-glazed window to the rear elevation, Juliet balcony, two radiators, ceiling light point, downlighters and access to both the en-suite bathroom and walk-in wardrobe. The en-suite bathroom is fitted with a bath, separate walk-in shower cubicle with shower over, vanity wash hand basin, low-flush WC, heated chrome towel rail, downlighters and an obscure double-glazed window to the rear elevation. The walk-in wardrobe provides additional dressing and storage space. Bedroom two benefits from a fitted wardrobe, radiator, ceiling light point and double-glazed window to the front elevation, bedroom three also features a fitted wardrobe, radiator, ceiling light point and double-glazed window to the front elevation. Bedroom four offers a radiator, ceiling light point and double-glazed window to the side elevation. Completing the first floor, the shower room is fitted with a walk-in shower cubicle with shower over, wash hand basin, low-flush WC, heated chrome towel rail, downlighters and extractor fan. Outside:

Externally, the property boasts a generous gravelled frontage providing ample off-road parking, alongside a neatly maintained lawn, mature tree, established hedging and side access gate. To the rear, the garden offers a well-maintained lawn with a stepping-stone pathway, established shrubs and fenced boundaries. Further features include a paved patio area, timber-built storage building and an additional patio to the rear incorporating a feature firepit, beyond which lies further private garden space. The garden provides a versatile setting for outdoor entertaining and relaxation.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas, Electric, Drainage and Water

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



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Entrance Hallway

Sitting Room 11' 9" x 9' 9" (3.58m x 2.97m)

Inner Hallway

Office/Study 9' 3" x 6' 2" (2.82m x 1.88m)

Guest WC 2' 8" x 6' 1" (0.81m x 1.85m)

Lounge/Kitchen/Diner 21' 3" x 34' 1" (6.47m x 10.38m)

Orangery 8' 9" x 11' 2" (2.66m x 3.40m)

Utility room 4' 7" x 14' 5" (1.40m x 4.39m)

First Floor Landing

Bedroom One 14' 4" x 16' 6" (4.37m x 5.03m)

Ensuite Bathroom 9' 5" x 8' 2" (2.87m x 2.49m)

Dressing Room 9' 5" x 5' 9" (2.87m x 1.75m)

Bedroom Two 11' 9" x 9' 8" (3.58m x 2.94m)

Bedroom Three 10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom Four 8' 0" x 10' 0" (2.44m x 3.05m)

Shower Room 9' 5" x 6' 2" (2.87m x 1.88m)

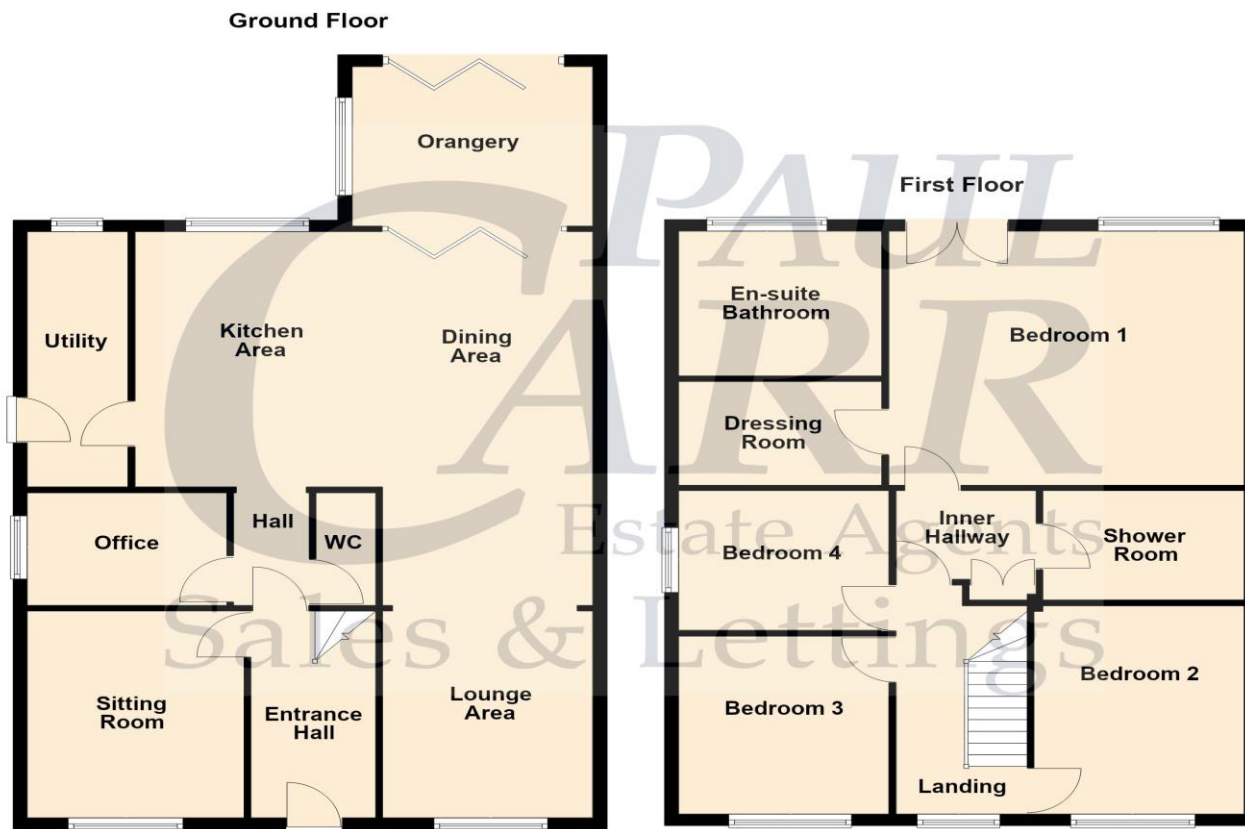
Storage Building 9' 9" x 20' 1" (2.97m x 6.12m)





Floor Plan

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

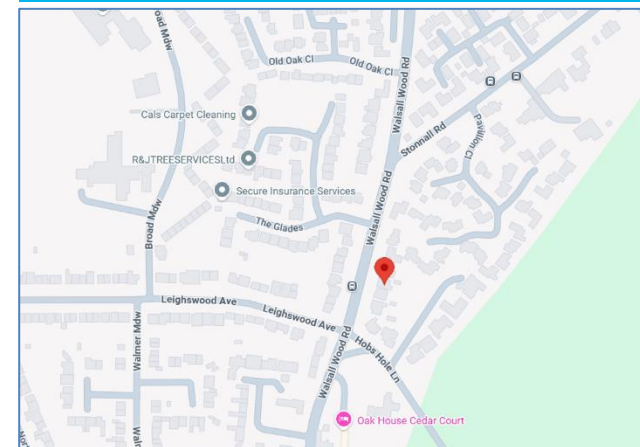


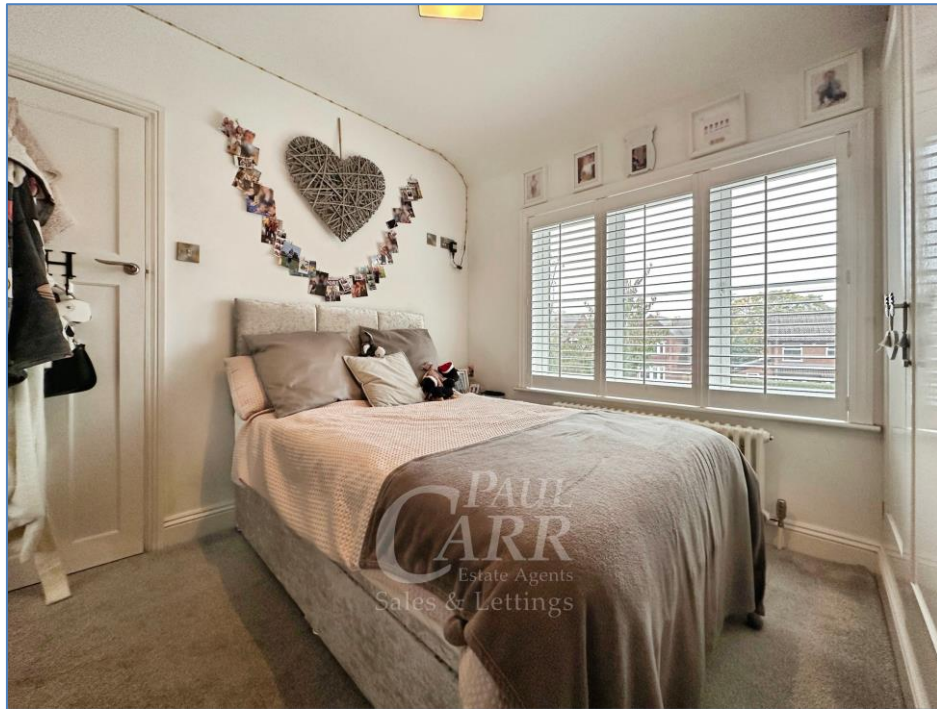
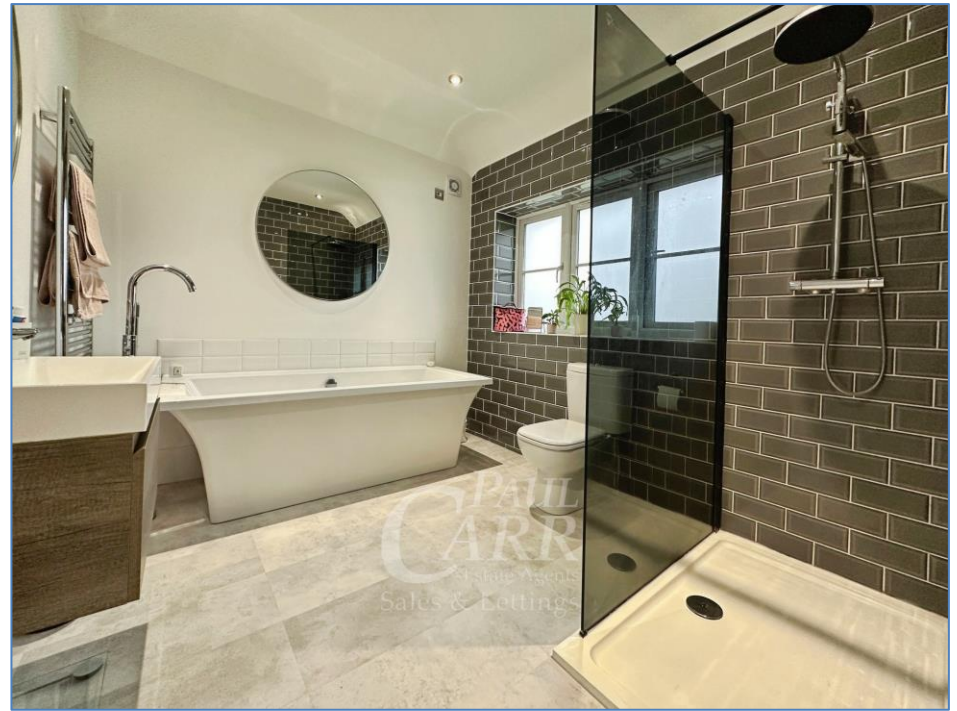
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Plan produced using PlanUp.

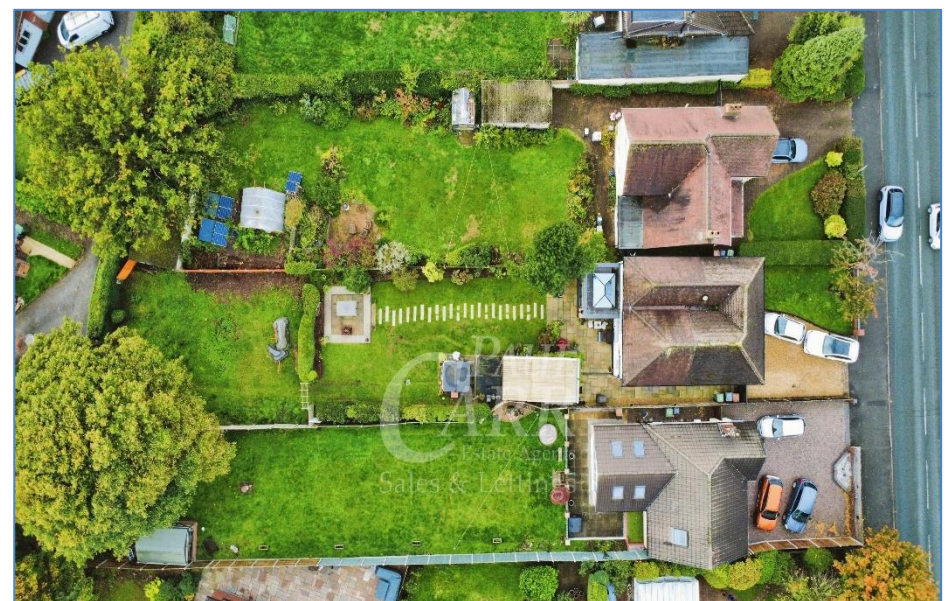
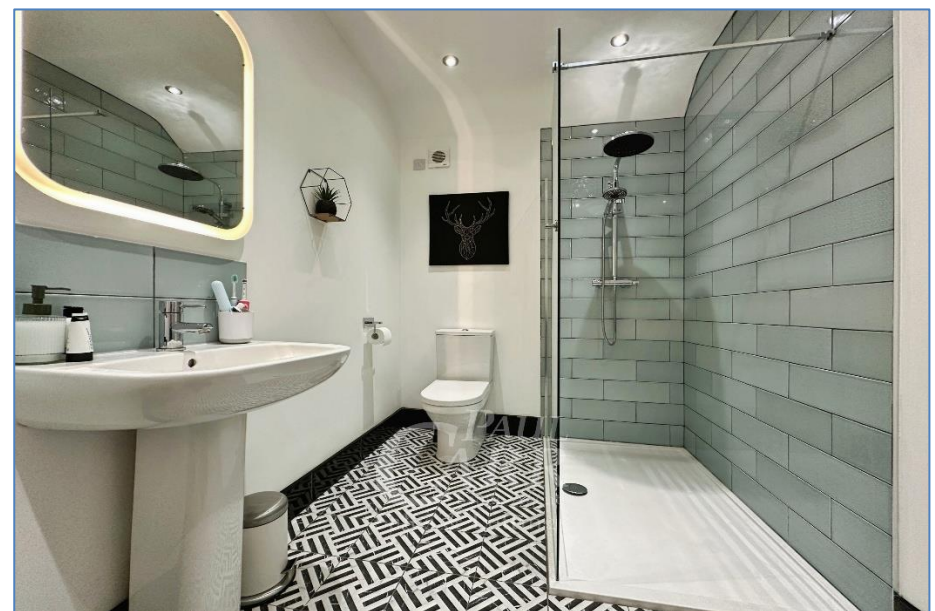
Energy Performance Rating

**NEW
INSTRUCTION
WAITING EPC**

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: 22nd October 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.