



29 Beacon Heights, Pinfold Lane,
Walsall, WS9 0QX

£85,000

Walsall

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Paul Carr Estate Agents are delighted to present to market this two-bedroom park home set within the popular Beacon Heights development in Aldridge, offering single-storey living with a neatly maintained garden and no onward chain.

The home provides a well-proportioned reception room with dual-aspect windows, creating a bright and comfortable main living space. An archway leads through to the kitchen, which offers good worktop space, modern white units and room for a dining table and chairs. There are two bedrooms; the main bedroom is particularly practical with fitted wardrobes and overhead cupboards. The shower room includes a shower enclosure, wash basin and WC.

Outside, the plot features lawned areas and well-stocked flower beds, providing pleasant outlooks and low-maintenance outdoor space to enjoy.

The park is arranged with similar homes, giving a sense of community while retaining privacy. Situated off Pinfold Lane, the property is within easy reach of Aldridge village centre, where you'll find supermarkets, independent shops, cafés and everyday amenities. Local green spaces provide ideal opportunities for dog walking and leisure. Public transport links are accessible, with regular bus services from Aldridge towards Walsall, Birmingham and Sutton Coldfield. Nearby Walsall and Shenstone railway stations provide connections to Birmingham New Street and Lichfield, with journey times of around 20-30 minutes, making this a practical base for commuting or visiting the wider region.





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 September 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 £40 + VAT (£48 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.

Property Specification

Lounge -	3.55m (11'8") x 2.93m (9'7")
Kitchen -	2.93m (9'7") max x 2.37m (7'9")
Bedroom 1 -	2.45m (8') x 2.06m (6'9")
Bedroom 2 -	2.40m (7'10") x 2.09m (6'10")
Shower Room -	2.09m (6'10") x 1.25m (4'1")

Viewer's Note:

Services connected: Gas, electricity, water and drainage

Council tax band: A

Tenure: Commonhold

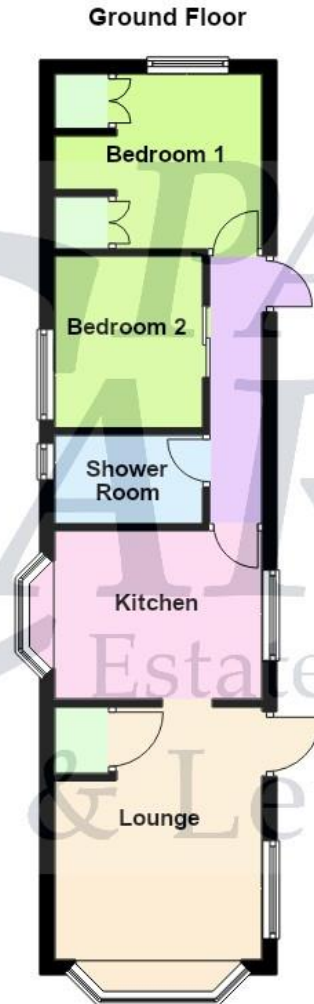
Ground Rent: £1821.00 p/a

Water Charge: £12.00 p/m

Restrictions: Age Over 55 - No new pets.

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		70
(55-68) D	55	
(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

