



Tenbury Close, Aldridge
Walsall, WS9 8LH

£325,000

Situated on the popular Tenbury Close in Aldridge, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout, ideally positioned within close proximity to reputable local schools, Aldridge Village Centre shopping facilities, and convenient public transport links.

The property is approached via a driveway providing off-road parking alongside a front lawn, with access to the garage and enclosed porch entrance. Internally, the welcoming entrance hall provides access to the front-facing kitchen, spacious rear lounge, and staircase rising to the first floor. The ground floor further benefits from an extended dining room leading off the lounge, creating an excellent family and entertaining space, together with a useful laundry/storage room, utility room, and guest WC, offering flexibility for modern family living. To the first floor are two generously sized double bedrooms, a well-proportioned single bedroom, and a family bathroom.

Externally, the private rear garden enjoys a patio seating area, lawned garden, mature shrubbery, and fenced boundaries, creating a pleasant outdoor space for families and entertaining alike.

Offered for sale with no onward chain, this fantastic family home must be viewed internally to fully appreciate the space and potential on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas/Electric/Water/Drainage.

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

or via Aldridge@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Accommodation

Entrance Porch 3' 8" x 5' 1" (1.12m x 1.55m)

Entrance Hall 7' 7" x 7' 8" (2.31m x 2.34m)

Lounge 14' 11" x 18' 10" (4.54m x 5.74m)

Dining Room 10' 1" x 9' 2" (3.07m x 2.79m)

Kitchen 7' 8" x 10' 11" (2.34m x 3.32m)

Laundry Room 12' 4" (max) x 12' 1" (max) (3.76m x 3.68m)

Utility Room 4' 11" x 6' 9" (1.50m x 2.06m)

Ground Floor WC 4' 11" (max) x 4' 11" (max) (1.50m x 1.50m)

First Floor Landing

Bedroom One 11' 10" x 11' 1" (3.60m x 3.38m)

Bedroom Two 11' 8" x 9' 11" (3.55m x 3.02m)

Bedroom Three 8' 4" x 8' 8" (2.54m x 2.64m)

Bathroom 7' 4" x 6' 8" (2.23m x 2.03m)

Garage 15' 11" x 7' 11" (4.85m x 2.41m)

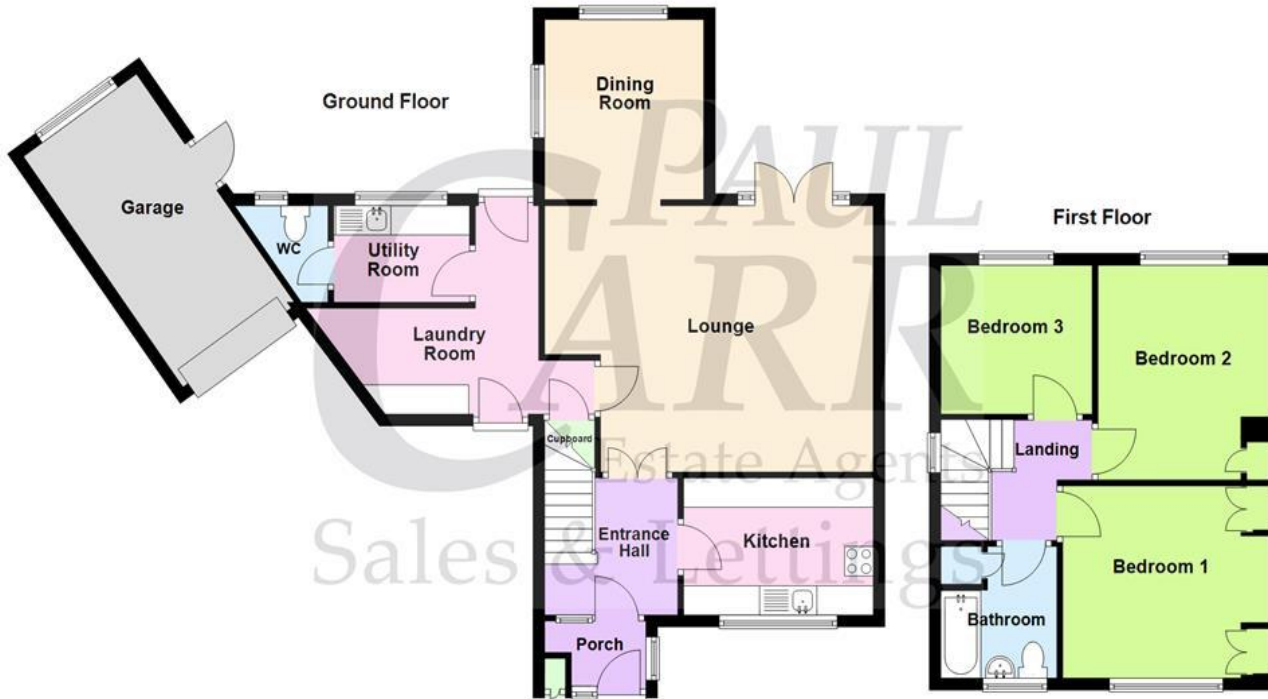






Floor Plan

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

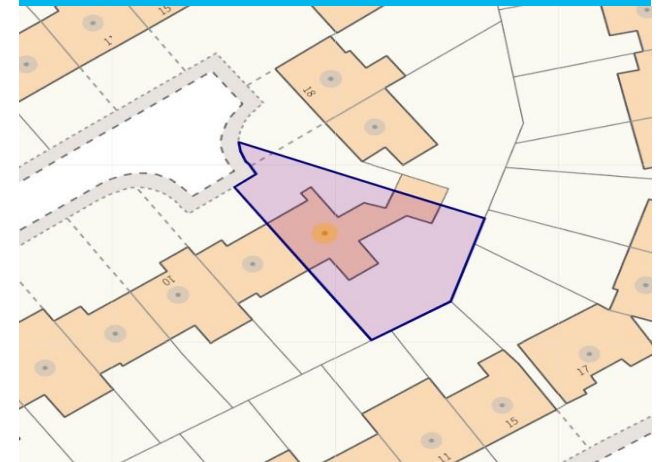


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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:

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.