



10 Northgate, Aldridge
Walsall, WS9 8QB

Offers in the Region Of £360,000

Ground Floor:

The property is entered via a porch with double glazed windows to the side aspects, leading into the welcoming hallway with stairs rising to the first floor. The spacious lounge benefits from a front-facing double glazed window, gas fireplace and sliding doors opening into the conservatory, which in turn enjoys French style doors leading to the garden. The separate dining room features a front-facing window and opens through to the breakfast kitchen, which offers a range of wall and base cupboard units, gas cooker, sink with mixer tap, useful understairs storage, downlighters, side-facing window and access to the garden. A separate utility room provides plumbing for a washing machine and a guest WC completes the ground floor accommodation.

First Floor:

The first floor provides three well-proportioned bedrooms, with bedrooms one and two each benefiting from useful overstairs storage, while bedroom three features built-in storage. Completing the accommodation is the family bathroom, fitted with a P-shaped bath, vanity wash hand basin, low flush WC, heated chrome towel rail and downlighters. The landing also provides loft access and a cupboard housing the boiler.

Outside:

To the front, the property benefits from a large block paved driveway providing ample off-road parking, gated side access and access to the garage. To the rear is a low maintenance enclosed garden featuring a slabbed patio area, providing an ideal space for outdoor seating and entertaining.

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: 17th August 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.



Measurements:

Entrance Porch

Hallway

Lounge - 17' 9" x 11' 5" (5.41m x 3.48m)

Dining Room - 10' 9" x 9' 9" (3.27m x 2.97m)

Conservatory - 9' 3" x 9' 9" (2.82m x 2.97m)

Breakfast Kitchen - 17' 2" x 14' 0" (5.23m x 4.26m)

Utility Room - 4' 5" x 5' 5" (1.35m x 1.65m)

Guest WC - 4' 6" x 2' 7" (1.37m x 0.79m)

Bedroom One - 10' 9" x 12' 4" (3.27m x 3.76m)

Bedroom Two - 9' 7" x 11' 5" (2.92m x 3.48m)

Bedroom Three - 8' 5" x 7' 8" (2.56m x 2.34m)

Family Bathroom - 7' 6" x 5' 0" (2.28m x 1.52m)

Garage - 8' 8" x 16' 1" (2.64m x 4.90m)

Viewer's Note:

Tenure: Freehold

Council Tax Band: C

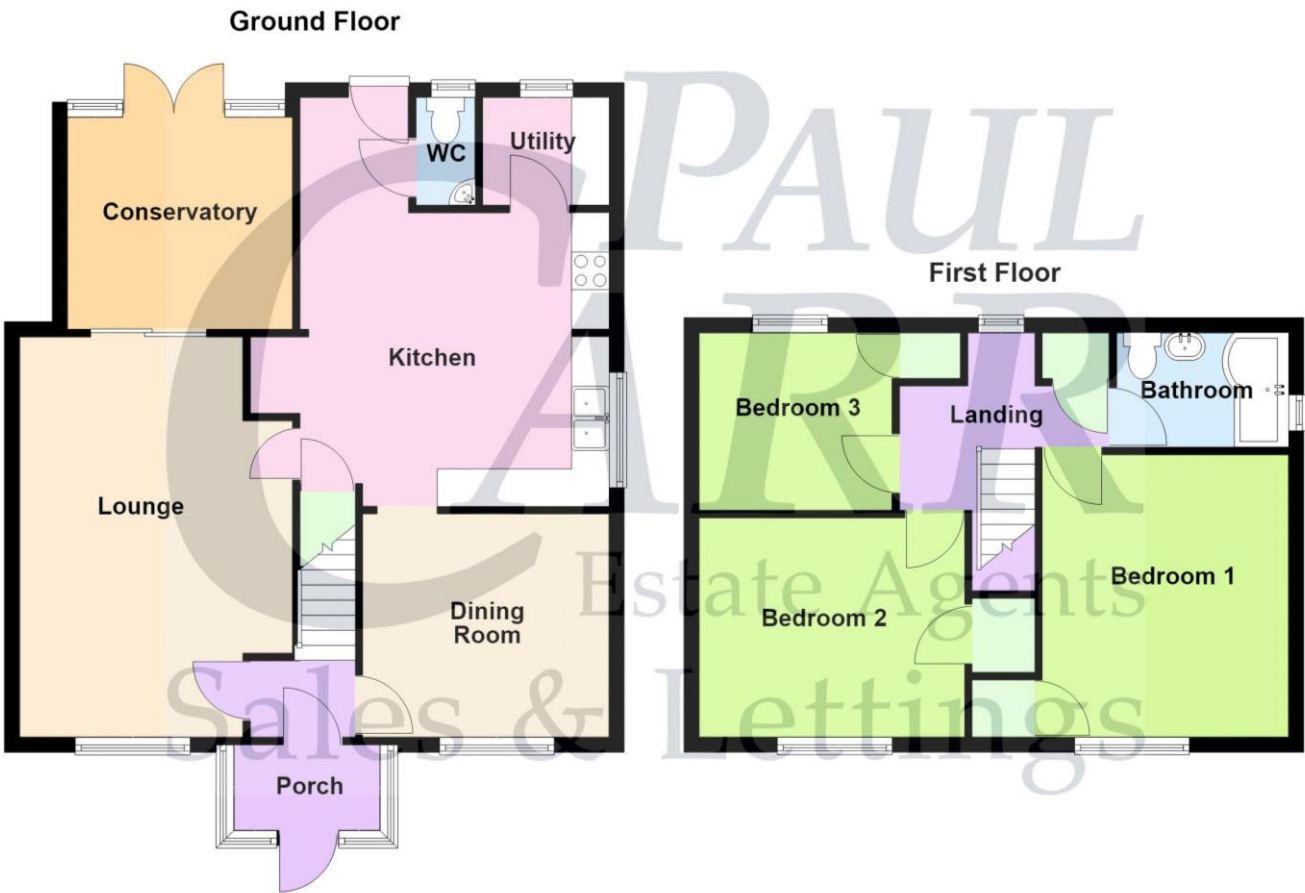
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

