



51 Lingmoor Grove, Aldridge,
Walsall, WS9 8BY

Offers Over £550,000

Aldridge

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Paul Carr Estate Agents are delighted to present to market this fabulous detached five-bedroom house, set in a sought after cul-de-sac location within easy reach of Aldridge centre, offering convenient access to local amenities, nearby schools and public transport links.

Internally, the property is presented in immaculate condition with high quality fixtures and fittings throughout, including stylish oak internal doors and an oak and glass balustrade.

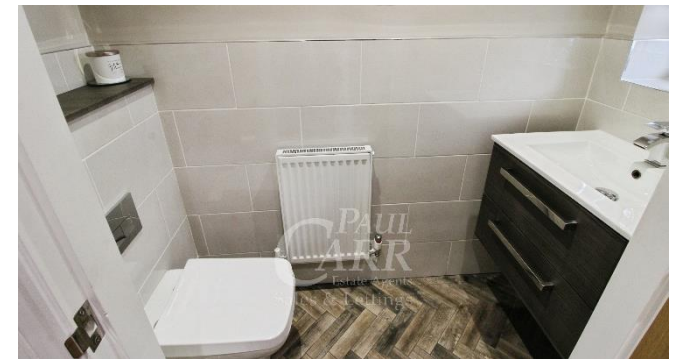
Internal inspection reveals the welcoming entrance hallway with guest WC off and double doors giving access to the light and airy lounge with bay window to the front elevation.

The heart of the home is undoubtedly the stunning kitchen / dining / family room benefiting from an abundance of natural light, herringbone LVT flooring and bifold doors opening to the attractive rear garden, seamlessly linking indoors and outdoors. The contemporary kitchen includes a breakfast bar, quartz worktops, integrated fridge-freezer, Neff slide and hide oven, additional multi-function oven with warming drawer, induction hob with stylish extractor, dishwasher, wine cooler and access to a useful utility room.

There are five bedrooms: four doubles and a fifth single currently used as a dressing room. Two bedrooms feature en-suite facilities, one with bath and rainfall shower, the other with walk-in shower cubicle and rainfall shower, while a further stylish family bathroom provides bath, WC and wash basin with fully tiled flooring and walls.

Externally, there is driveway parking to the front with access to a single garage and an attractively maintained rear garden with lawn and porcelain tiled areas.

Aldridge centre offers supermarkets, cafés and everyday services, with local schools in the vicinity. Nearby green spaces include Aldridge Croft and access to Walsall Arboretum a short drive away. Public transport links from Aldridge provide bus services towards Walsall, Sutton Coldfield and Birmingham, with rail connections available from Walsall and Sutton Coldfield stations for onward journeys into Birmingham in around 20-25 minutes.





Property Specification

Hall	
Lounge -	5.50m (18'1") plus bay x 3.34m (10'11")
Kitchen/Dining/Family Room -	8.18m (26'10") x 3.55m (11'8") max
Utility -	2.71m (8'11") x 1.55m (5'1")
WC -	1.96m (6'5") x 0.86m (2'10")
Garage -	5.48m (18') x 2.51m (8'3")
Bedroom 1 -	3.70m (12'2") x 3.34m (10'11")
Ensuite 1 -	2.02m (6'8") x 1.64m (5'5")
Bedroom 2 -	3.50m (11'6") x 3.23m (10'7")
Ensuite 2 -	2.02m (6'8") x 1.47m (4'10")
Bedroom 3 -	4.01m (13'2") plus bay x 2.66m (8'9") max
Bedroom 4 -	3.52m (11'6") max x 2.66m (8'9") max
Bedroom 5 -	2.68m (8'9") x 2.06m (6'9")
Bathroom -	2.22m (7'3") x 1.77m (5'10")

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: 14th April 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.

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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

