



Birmingham Road, Aldridge
Walsall, WS9 0AQ

£485,000

Aldridge

£485,000

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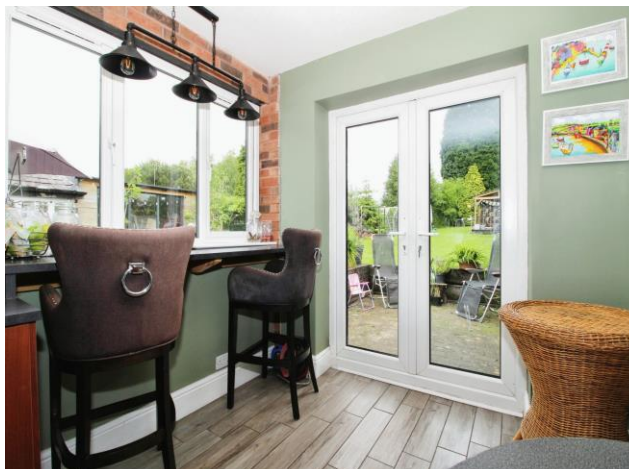


If you are looking for a property with the "Wow factor" then look no further! This impressive semi-detached property is located within easy reach of amenities, schools and transport links, set on a generous overall plot, boasting spacious and immaculately presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Accessed via an attractive storm porch, internal inspection reveals a hall, sitting room and separate lounge with attractive wood flooring (feature fireplace to sitting room), and access to the stunning breakfast kitchen which features a snug / dining area and has a range of fitted units, breakfast bar, space for a range cooker with modern extractor over, plumbing for a dishwasher, French Windows overlooking the rear garden and access to the utility room.

A doorway from the living room gives access to the inner lobby with guest WC off and stairs leading up to the stunning split level first floor landing. Bedroom one is a double bedroom with access to a dressing area with nursery beyond and there are three further double bedrooms and the bathroom with suite comprising WC, wash basin and bath.

Externally, there is a large, neatly maintained rear garden which is laid mainly to lawn with a selection of shrubs, trees and bushes, patio seating area and access to a brick-built storage room and there is driveway parking to the front of the property with access to the generous carport.





Property Specification

Lounge	3.70m (12'2") plus bay x 3.66m (12'0") max
Sitting Room	3.70m (12'2") plus bay x 3.62m (11'11") max
Snug	3.06m (10'1") x 2.44m (8')
Kitchen Area	6.26m (20'6") x 2.44m (8')
Utility	2.12m (7') x 1.91m (6'3")
WC	
Bedroom 1	3.25m (10'8") x 2.98m (9'9")
Dressing Area	2.40m (7'10") x 2.01m (6'7")
Nursery	2.40m (7'10") x 1.76m (5'9")
Bedroom 2	3.74m (12'3") x 3.11m (10'2")
Bedroom 3	3.07m (10'1") x 2.74m (9') plus recess
Bedroom 4	2.98m (9'9") x 2.44m (8')
Bathroom	2.04m (6'8") x 1.82m (6')
Car Port	

Viewer's Note

Services connected:	Gas, Water, Electric & Drainage
Council tax band:	D Tenure: Freehold

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.

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.

Came on the market: 4th June 2026

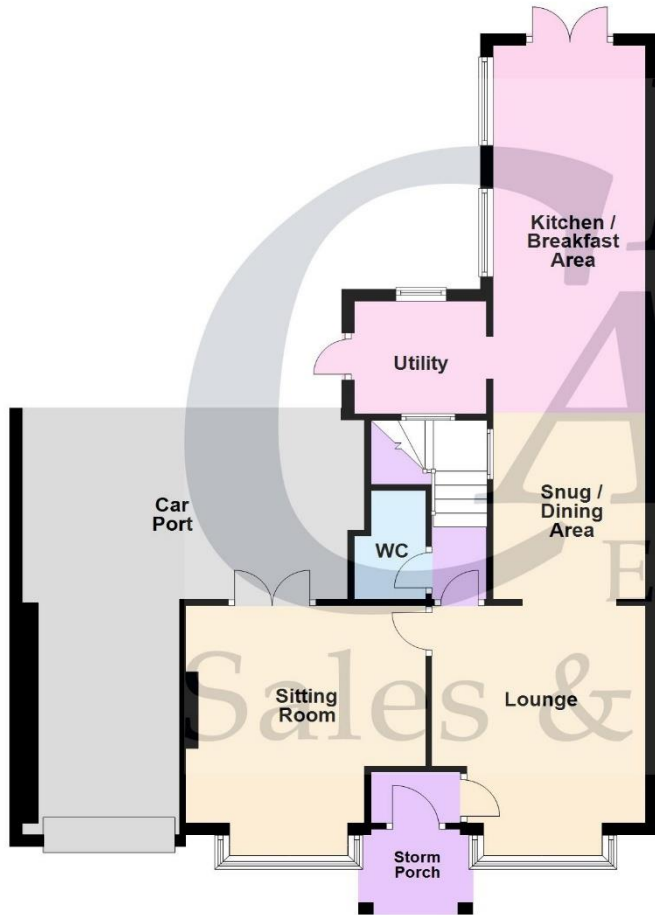
Floor Plan

Energy Efficiency Rating

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

New
Instruction
Awaiting
E.P.C.

Ground Floor



First Floor



Map Location



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.