



43 Station Road, Aldridge,  
Walsall, WS9 0BW

Offers in the Region Of £220,000

# Aldridge

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## Ground Floor

The lounge is positioned to the front of the property and benefits from a double glazed window to the front elevation, ceiling light point, radiator and door leading through to the dining room. The dining room features a ceiling light point, radiator, double glazed window to the rear elevation, stairs rising to the first floor landing, understairs storage cupboard and door leading into the kitchen. The kitchen is fitted with a range of wall and base cupboard units, integrated four ring gas hob and oven, radiator, boiler, two ceiling light points and two double glazed windows to the side elevation, with doors leading to the rear garden and bathroom. The bathroom comprises a bath with shower over, low flush WC, wash hand basin, radiator, ceiling light point, extractor fan and two double glazed windows to the side elevation.

## First Floor

The landing benefits from a loft hatch, two ceiling light points and doors leading to all first floor accommodation. Bedroom one features a double glazed window to the front elevation, radiator and ceiling light point. Bedroom two benefits from a radiator, double glazed window to the rear elevation, ceiling light point and over stairs storage cupboard. Bedroom three comprises a ceiling light point, radiator and double glazed window to the rear elevation. Completing the first floor is a separate WC fitted with a low flush WC, wash hand basin, ceiling light point and extractor fan.

## Exterior

Externally, the property benefits from a small front garden area with side access gate. To the rear is a block paved patio area with gate leading to the rear garden space, enclosed with boundary fencing.





## Property Specification

Lounge -	9' 9" x 13' 4" (2.97m x 4.06m)
Dining Room -	10' 4" x 13' 4" (3.15m x 4.06m)
Kitchen -	13' 9" x 7' 3" (4.19m x 2.21m)
Family Bathroom -	8' 6" x 8' 4" (2.59m x 2.54m)
Bedroom One -	9' 9" x 17' 8" (2.97m x 5.38m)
Bedroom Two -	10' 0" x 10' 4" (3.05m x 3.15m)
Bedroom Three -	9' 7" x 7' 5" (2.92m x 2.26m)
WC -	2' 7" x 4' 0" (0.79m x 1.22m)

### 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: 2nd June 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: A

Tenure: Freehold

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

