



154 Redhouse Lane, Aldridge,  
Walsall, WS9 0DB

Offers in the Region Of £350,000

# Aldridge

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Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house in a popular residential area of Aldridge, offering well-proportioned accommodation with two reception rooms, a modern kitchen and neatly maintained gardens.

On the ground floor, a light and airy lounge / diner with bay window to the front enjoys views over, and access to, the rear garden from the dining area. A separate good-sized sitting room with large windows provides an additional versatile living space. The modern fitted kitchen features a range of units, an integrated double oven and hob, plumbing for a washing machine and access to a guest WC.

Upstairs, the generous main double bedroom includes a dressing area and an ensuite shower room with wash basin and shower. Two further double bedrooms provide flexible accommodation and are complemented by the family bathroom, which is fitted with a white suite comprising WC, wash basin and bath.

Outside, the property benefits from a neatly maintained garden and a driveway providing parking for multiple vehicles.

Aldridge offers a range of local amenities including supermarkets, independent shops, cafés and everyday services within easy reach. There are nearby schools serving different age groups, making the area practical for families. Local parks and green spaces around Aldridge provide opportunities for walking and recreation. Public transport links include local bus services connecting Aldridge with Walsall, Sutton Coldfield and surrounding areas. For rail connections, Walsall station is accessible by road, offering services towards Birmingham with typical journey times of around 20-25 minutes, providing convenient access to wider regional and national networks.





## Property Specification

### Hall

Lounge Area -	3.52m (11'7") plus bay x 3.13m (10'3")
Dining Area -	3.46m (11'4") x 3.02m (9'11")
Sitting Room -	4.49m (14'9") x 3.61m (11'10")
Kitchen -	4.29m (14'1") x 2.40m (7'10")
WC -	1.32m (4'4") x 1.05m (3'5")
Bedroom 1 -	4.46m (14'8") x 3.60m (11'10")
Dressing Area -	2.52m (8'3") x 2.00m (6'7")
En-suite -	2.52 (8'3") x 1.30m (4'3") max
Bedroom 2 -	3.55m (11'8") x 2.93m (9'8")
Bedroom 3 -	3.43m (11'3") x 3.00m (9'10")
Bathroom -	2.37m (7'9") x 1.80m (5'11")

### 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: 1st May 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: C

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>		79
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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

