



15 Little Aston Road, Aldridge,  
Walsall, WS9 0NP

Offers in the Region Of £725,000



# Aldridge

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Paul Carr Estate Agents are delighted to offer for sale this much improved and extended detached family home.

Situated in the heart of Aldridge Village and ideally located for schools for all ages, viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.

In brief, the property comprises four bedrooms (master with en-suite), impressive lounge, extended open plan kitchen, diner and sitting room, separate utility, office, principal family bathroom, generous rear garden, garage store and driveway.





## Property Specification

Porch

Hallway

Drawing Room - 11' 5" x 11' 3" (3.48m x 3.44m)

Kitchen Dining Room - 26' 8" x 22' 7" (8.13m x 6.89m)

Guest WC

Utility - 8' 3" x 4' 0" (2.52m x 1.23m)

Office - 10' 6" x 6' 0" (3.21m x 1.82m)

Garage - 14' 11" x 6' 0" (4.54m x 1.82m)

Master Bedroom - 15' 5" x 10' 0" (4.71m x 3.06m)

Dressing Room - 7' 6" x 5' 10" (2.29m x 1.78m)

Ensuite

Bedroom Two - 15' 10" x 12' 5" (4.83m x 3.79m)

Bedroom Three - 15' 7" x 9' 7" (4.75m x 2.93m)

Bedroom Four - 8' 4" x 7' 5" (2.55m x 2.27m)

Bathroom - 15' 6" x 12' 5" (4.73m x 3.79m)

### 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: 12th September 2025

BUYERS:

From December 1st 2025 - 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

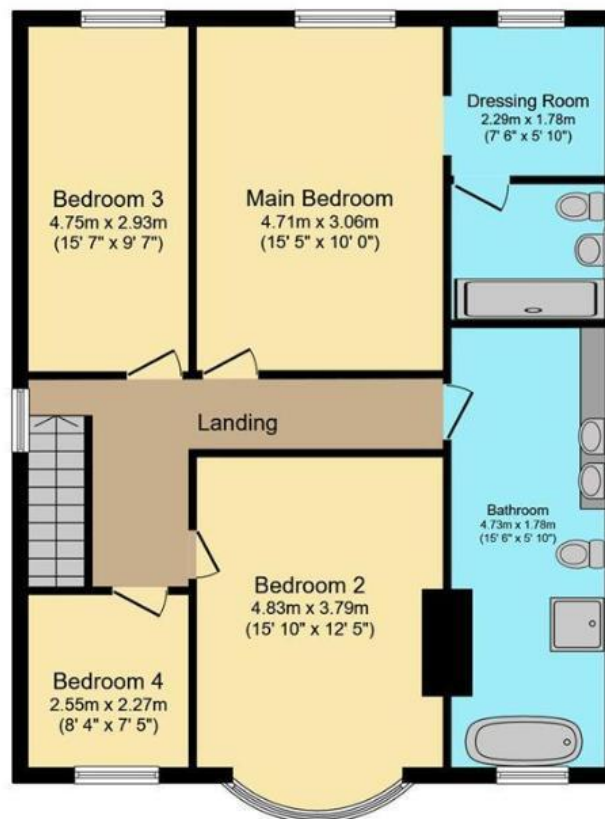
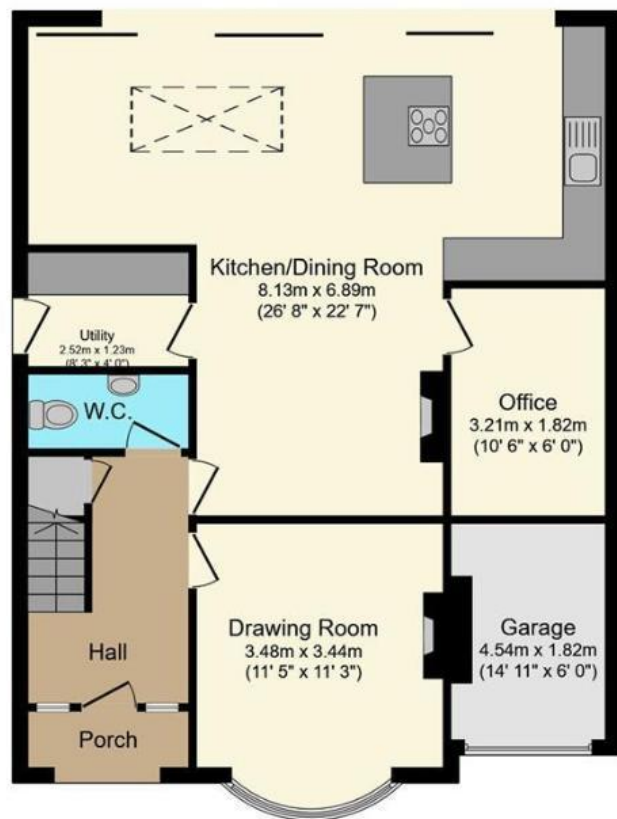
Council tax band: E

Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</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

