



Greenwood Road, Aldridge  
Walsall, WS9 8XA

Offers Over £325,000

# Aldridge

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Paul Carr Estate Agents are delighted to present to market this superb two-bedroom bungalow, located in a sought-after residential area of Aldridge, overlooking fields to the front and offered for sale with no onward chain.

The property benefits from driveway parking, a single garage and a neatly maintained garden, providing practical outdoor space and off-road parking. Internally, the light and airy lounge / diner features a fireplace and a bow window to the front, making the most of the pleasant outlook.

The kitchen is fitted with a range of units, has plumbing for a washing machine, an electric cooker point, and provides access to the spacious conservatory, which in turn leads out to the garden.

There are two bedrooms: a generous double with built-in wardrobes and a good-sized single bedroom complemented by the bathroom with suite including WC, wash basin and bath.

Aldridge offers a variety of local amenities including supermarkets, independent shops, cafés and eateries centred around the village centre. Nearby green spaces such as Aldridge Croft and local parks provide opportunities for walking and recreation.

There are several well-regarded primary and secondary schools in and around Aldridge, making the location suitable for access to local education.

Public transport links include regular bus services connecting Aldridge to Walsall, Birmingham and surrounding areas. Walsall railway station, reachable by a short drive or bus journey, offers services towards Birmingham with journey times of around 20-25 minutes, providing onward connections across the region.

This bungalow presents a well-located option for buyers looking to live within easy reach of Aldridge's amenities, schools and transport links.





## Property Specification

### Hall

Lounge / Diner 6.05m (19'10") x 4.26m (14')

Kitchen 3.79m (12'5") x 2.70m (8'10")

Conservatory 4.26m (14'0") x 2.42m (7'11")

Bedroom 1 4.82m (15'10") to wardrobe front x 3.00m (9'10")

Bedroom 2 2.98m (9'9") x 2.58m (8'6")

Bathroom 2.47m (8'1") x 1.84m (6'0")

Garage 4.80m (15'9") x 2.54m (8'4")

### Viewer's Note:

Services connected: Gas, electricity, water and 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:

# Floor Plan

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



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Plan produced using PlanUp.

# 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>		<b>73</b>
(55-68)	<b>D</b>	<b>65</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

