Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

9 Grange Avenue, Aldridge
Walsall, WS9 8HJ

Offers Over £225,000

Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor and access to the spacious lounge, which benefits from an electric fireplace and front-facing double glazed window. To the rear is a fitted kitchen offering a range of wall and base units, integrated gas hob, oven and grill, together with windows to the side and rear elevations. The kitchen provides access to a useful laundry room with plumbing for a washing machine, as well as a rear porch with doors leading to the garden.

First Floor

The first floor provides two well proportioned bedrooms, with the principal bedroom benefitting from useful overstairs storage. Completing the accommodation is the family bathroom, fitted with a walk-in shower, bath, vanity wash hand basin, low flush WC and heated towel rail, alongside an obscure double glazed window to the rear.

Outside

To the front is a block paved driveway providing off road parking, with boundary fencing and a side access gate. The sizeable rear garden offers a good degree of privacy and features a decked seating area, slabbed pathway, established shrubbery and boundary fencing, providing a pleasant outdoor space with plenty of potential.

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: 11th August 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 £47.50 + VAT (£57 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.

Measurements:

Entrance Hallway

Lounge -	13' 4" x 12' 0" (4.06m x 3.65m)
Kitchen -	8' 6" x 12' 0" (2.59m x 3.65m)
Laundry -	4' 0" x 8' 5" (1.22m x 2.56m)
Rear Porch -	5' 9" x 6' 7" (1.75m x 2.01m)
Bedroom One -	13' 6" x 9' 6" (4.11m x 2.89m)
Bedroom Two -	8' 0" x 11' 0" (2.44m x 3.35m)
Family Bathroom -	8' 1" x 7' 5" (2.46m x 2.26m)

Viewers Notes:

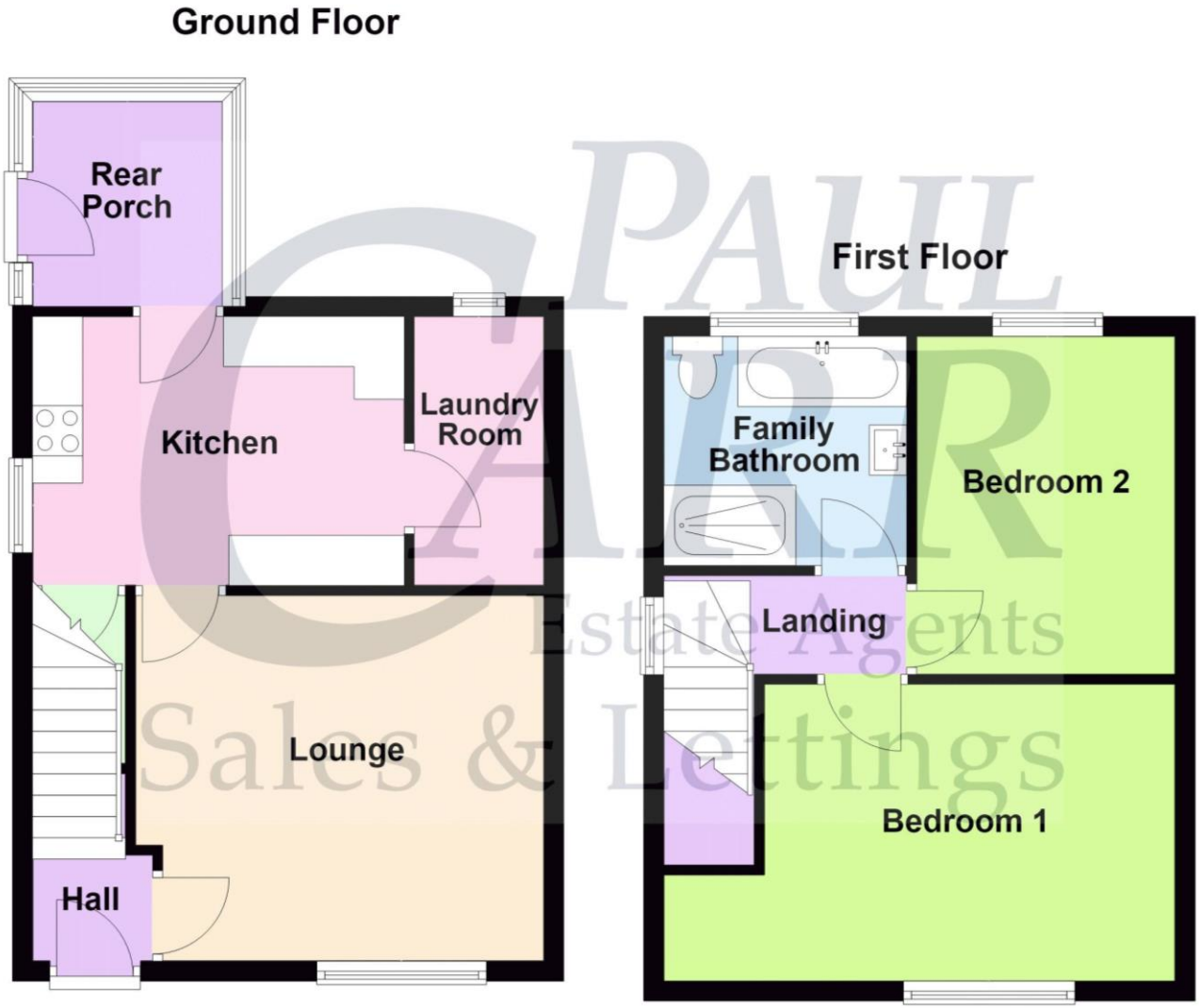
Tenure: Freehold

Council Tax Band: B

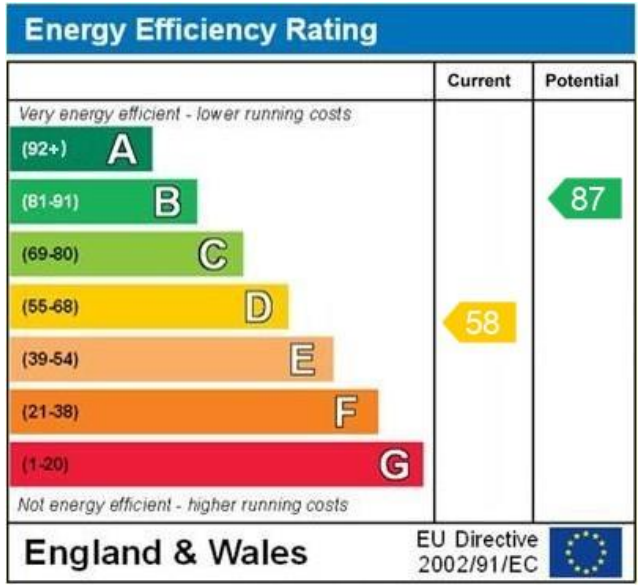
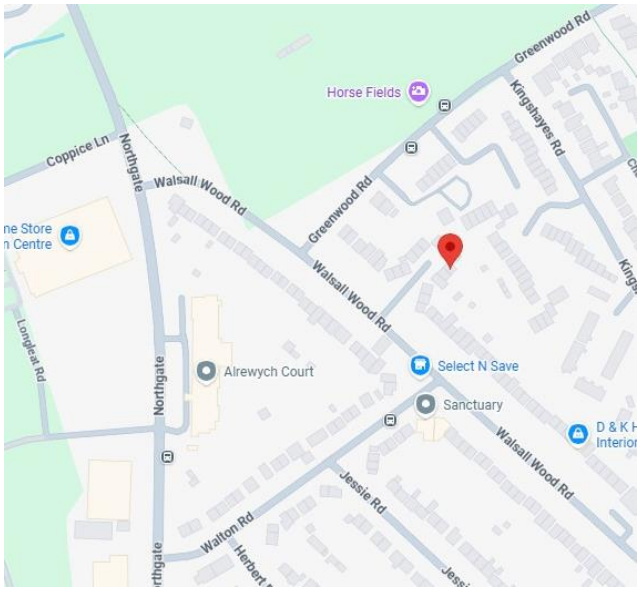
Connected Services: Gas, water, electric & drainage

Floor Plan

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



Energy Performance Rating



Map Location