



Beacon Rise, Aldridge  
Walsall, WS9 0TQ

**Offers Over £600,000**

Paul Carr Estate Agents are delighted to present to market this substantial three-bedroom detached house, set in a sought-after Cul-de-Sac, well placed for local amenities, schools and transport links.

The property features a light and welcoming hallway with guest WC off and access to the spacious open-plan lounge and dining room, with a bow window to the front and French doors opening directly onto a neatly tended rear garden. An archway connects the lounge to the dining area, creating a practical layout for everyday living and entertaining.

The striking breakfast kitchen provides a range of fitted units, granite worktops and a breakfast bar, along with an integrated fridge freezer, oven, microwave oven, dishwasher and Neff induction hob with a door leading to the rear garden.

To the first floor, the galleried landing gives access to three double bedrooms, all with fitted wardrobe space. The principal bedroom is a generous double with a luxury ensuite bathroom including WC, wash basin, bath and corner shower cubicle. The second bedroom is also a generous double with a pleasant rear outlook, and the third is a further double. The well-equipped family bathroom offers a WC, wash basin, bath and separate walk-in shower cubicle. There is potential to convert the second bedroom into two separate bedrooms, creating a four-bedroom house (subject to necessary consents).

Outside, the property benefits from driveway parking to the front, a double garage with power, lighting and electric sectional door and a neatly tended rear garden.

Aldridge offers a traditional village centre with shops, cafés and everyday services, along with nearby schools. The area provides public transport links towards Walsall, Birmingham and surrounding districts, with further connections available via rail for commuting further afield.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is G payable to Walsall Council.**

**Services Connected: Gas, electricity, water and drainage.**

**Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014  
or via [Aldridge@paulcarrestateagents.co.uk](mailto:Aldridge@paulcarrestateagents.co.uk)**

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:



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**Hall**

**Lounge**

7.28m (23'10") x 4.25m (13'11")

**Dining Area**

3.03m (9'11") x 3.00m (9'10")

**Breakfast Kitchen**

6.02m (19'9") x 3.00m (9'10") max

**WC**

**Double Garage**

5.50m (18'1") x 4.58m (15'0")

**Galleried Landing**

**Bedroom 1**

4.25m (13'11") x 3.83m (12'7")

**En-suite**

3.31m (10'10") x 2.40m (7'10")

**Bedroom 2**

5.57m (18'3") x 3.35m (11')

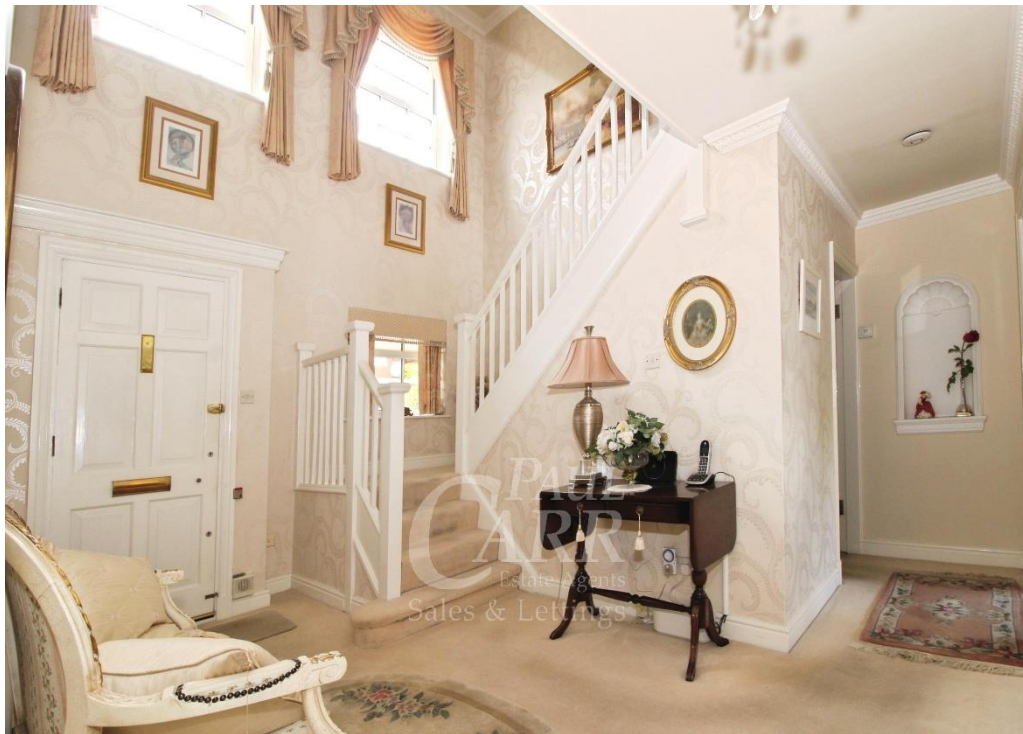
**Bedroom 3**

3.79m (12'5") into wardrobes x 3.42m (11'2") max

**Bathroom**

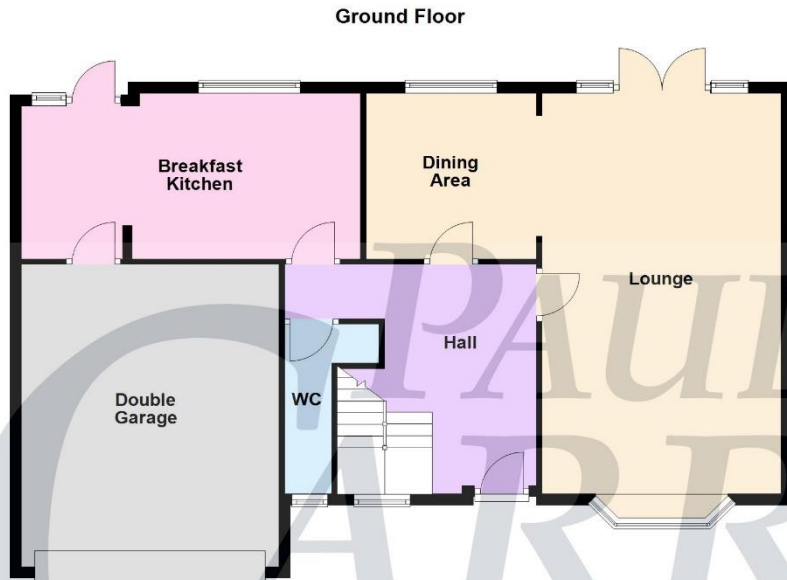
3.23m (10'7") x 3.00m (9'10")





# 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 Performance Rating

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92+)                                       | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            | <b>81</b> |
| (69-80)                                     | <b>C</b> | <b>75</b>                  |           |
| (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<br>2002/91/EC |           |

## Map Location







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