

70 KINGSHAYES ROAD  
ALDRIDGE  
WALSALL  
WS9 8RZ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Occupying a generous corner plot within this sought-after Aldridge location, this beautifully presented four-bedroom detached family home offers stylish, versatile accommodation ideal for modern family living.

Beautifully presented throughout, this stylish four-bedroom detached family home occupies a generous corner plot within a popular residential setting in Aldridge, offering versatile accommodation extending to approximately 1,475 sq ft. The property includes a welcoming reception hall, spacious drawing room, contemporary kitchen/breakfast room, cloakroom and an excellent additional playroom/family room, ideal for modern day living. To the first floor are four bedrooms, including a flexible fourth bedroom/study, together with a family bathroom. Outside, the property benefits from a tarmac driveway, garage and a notably generous rear garden by virtue of its corner plot position, creating an excellent family-friendly outdoor space.

EPC Rating C

Approximate total floor area: Total – 1475 sq ft / 137 sq m

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Kingshayes Road is situated within a popular and well-established residential area of Aldridge, a highly regarded suburb of Walsall known for its strong community feel, excellent schooling and convenient transport links.

Aldridge village centre is located only a short distance away and offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants and traditional pubs, together with essential services such as doctors, pharmacies and banks. The area is particularly popular with families thanks to its balance of village character and modern convenience.

The property is well placed for schooling, with several well-regarded primary schools nearby including Leighswood School and Castlefort Academy, while secondary education is available at schools such as Aldridge School, a well-known local academy with sixth form provision.

For commuters, the location provides excellent road connections to Walsall, Sutton Coldfield, Lichfield and Birmingham city centre via the A452, A461 and nearby motorway network including the M6 and M6 Toll. Rail services are available from nearby stations such as Blake Street and Shenstone, providing convenient routes into Birmingham and beyond.

Aldridge is also well known for its access to green space and countryside, with numerous parks, walking routes and nearby nature reserves providing excellent opportunities for outdoor recreation. Combined with its strong local amenities and transport links, the area continues to be a highly desirable place to live within the West Midlands.

## Description of Property

Description of Property:

Beautifully presented four-bedroom detached family home occupying a generous corner position, offering stylish and versatile accommodation ideally suited to modern family living. This attractive detached home enjoys an excellent position within this popular residential setting, approached via a driveway providing off-road parking together with access to the garage, while a generous front lawn enhances the overall kerb appeal and sense of space.

An enclosed porch opens into a welcoming reception hall, leading through to the contemporary open-plan kitchen/breakfast room fitted with sleek modern cabinetry, integrated appliances, extensive work surfaces and a central island, creating a superb hub for day-to-day living and entertaining. This space flows naturally into a bright family living area overlooking the garden.

A major strength of the property is the additional versatility on

the ground floor, with a substantial separate playroom/snug offering excellent flexibility as a second lounge, children's room, home office or media room depending on individual requirements.

To the first floor, the principal bedroom benefits from fitted wardrobes. Three further bedrooms are all well-proportioned, including rooms ideal for children, guests or home working, served by a modern family bathroom.

## Gardens and grounds

Outside, the rear garden enjoys the advantage of the property's generous corner plot position, providing an excellent family-friendly outdoor space with a good-sized lawn and patio areas, ideal for both entertaining and children's play, while the open front aspect further enhances the overall sense of privacy and space.

## Distances

- Aldridge Village Centre – 0.9 miles
- Walsall town centre – 3.5 miles
- Sutton Coldfield – 7 miles
- Lichfield – 9 miles
- Birmingham City Centre – 10 miles
- M6 Motorway (Junction 7) – approx. 7 miles

## Directions

From the Chester Road North (A452) heading towards Streetly and Aldridge. Continue along Chester Road North through Streetly and into Aldridge. At the traffic lights in Aldridge, turn left onto Walsall Wood Road (B4152) and continue for a short distance before turning right onto Kingshayes Road. The property will be found on the left-hand side.

## Terms

Tenure: Freehold

Local Authority: Walsall

Council Tax Band: (To be confirmed)

## Services

Services:

We understand that mains gas, electricity, water and drainage are connected.

## Fixtures and Fittings

Services:

We understand that mains gas, electricity, water and drainage are connected.





**Kingshayes Road, Aldridge,  
Walsall, WS9 8RZ**  
Approximate Gross Internal Area  
137.0 sq.m/1,475 sq.ft

### Viewings

#### Viewings:

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

### Disclaimer

#### Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements quoted are approximate. Photographs are for illustrative purposes only and may not show items included in the sale.

Photographs taken March 2025

Particulars prepared March 2025

### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

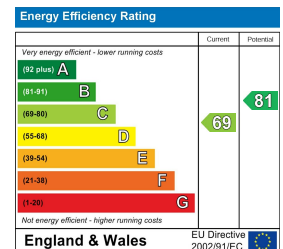
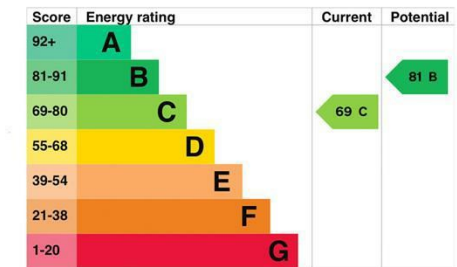


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**8 High Street, Sutton Coldfield, B72 1XA**

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