



Wellfield Road, Aldridge
Walsall, WS9 8JD

Offers in the Region Of £325,000

Aldridge

Offers in the Region Of £325,000

3



1



1



Paul Carr Estate Agents are delighted to present for sale this well-proportioned, three-bedroom semi-detached bungalow set in a sought-after location in Aldridge, benefiting from easy access to public transport links, nearby schools and local amenities and offered for sale with no onward chain.

Offering excellent scope for modernisation, the accommodation includes a good-sized living room with two large windows and a fireplace, a kitchen fitted with a range of units, integrated double oven and hob, plumbing for a washing machine and a built-in storage cupboard.

There are two double bedrooms and one single bedroom, together with a shower room with suite comprising shower cubicle with electric shower over, WC and wash basin.

Externally, the property features a large, lawned fore garden with driveway parking leading to a single garage. There is a generous covered patio area to the side of the property leading to the predominantly lawned rear garden and giving access to gardener's WC.

The property is well placed for local amenities in Aldridge, including shops, supermarkets and healthcare facilities, with further retail and leisure options available in Walsall town centre. Nearby schools include a choice of primary and secondary provision within a short distance.

Public transport links are accessible via local bus routes connecting to Walsall, Aldridge and surrounding areas. Walsall railway station provides services towards Birmingham, Wolverhampton and other West Midlands destinations, with journey times to Birmingham New Street typically around 25-30 minutes. The road network also allows convenient access to the wider region, including the M6 and other key routes.





Property Specification

Hall	
Lounge	5.15m (16'11") x 4.07m (13'4")
Kitchen	3.49m (11'6") x 2.98m (9'9")
Bedroom 1	3.96m (13') x 3.03m (9'11")
Bedroom 2	3.96m (13') x 2.78m (9'2")
Bedroom 3	3.03m (9'11") x 2.18m (7'2")
Shower Room	2.36m (7'9") x 2.00m (6'7")
Garage	4.50m (14'9") x 2.44m (8'0")
Gardener's WC	

Viewer's Note

Services connected:	Gas, electric, water and drainage.
Council tax band:	C
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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

