



Linley Close, Aldridge  
Walsall, WS9 0ES

Offers in the Region Of £350,000

Paul Carr Estate Agents are delighted to present to market this superb three-bedroom detached house, set in a quiet Cul-de-Sac location, offering well-presented accommodation with convenient access to local amenities and public transport links.

The ground floor comprises a generous living room with a feature window to the side and patio doors leading into a conservatory, which overlooks the low-maintenance rear garden. The garden features an artificial lawn and a paved patio, providing practical outdoor space. A versatile dining / hobby room is accessed via the well-appointed kitchen, which includes a range of fitted units, an integrated oven and 5-ring gas hob, plumbing for a washing machine, and space for a tumble dryer, as well as a door to the rear garden. A guest WC is situated off the hallway. Driveway parking is provided to the front of the property.

Upstairs, the main double bedroom benefits from an ensuite shower room with WC, wash basin and shower cubicle with mains shower fitment. There is a further double bedroom and a good-sized single bedroom with built-in storage, complemented by the the family bathroom which includes a WC, wash basin and bath.

The property is within easy reach of Aldridge village centre, which offers a range of shops, cafés and everyday amenities, with nearby green spaces and parks around the area. Families are well served by local schools in and around Aldridge.

Public transport connections are available via local bus routes linking to Walsall and Birmingham. Walsall railway station provides services towards Birmingham and Wolverhampton, with typical journey times to Birmingham New Street of around 20–25 minutes by train from Walsall.

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

**Council Tax Band: We can confirm the Council Tax Band is D 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**

5.97m (19'7") x 3.00m (9'10")

**Conservatory**

2.73m (9') x 2.44m (8')

**Kitchen**

4.83m (15'10") x 2.48m (8'2")

**Dining / Hobby Room**

4.72m (15'6") x 2.41m (7'11")

**WC**

**Landing**

**Bedroom 1**

3.58m (11'9") max x 3.13m (10'3") max

**En-suite**

2.60m (8'6") x 1.02m (3'4") plus recess

**Bedroom 2**

3.58m (11'9") x 2.44m (8')

**Bedroom 3**

2.73m (8'11") x 2.60m (8'6")

**Bathroom**

1.96m (6'5") x 1.88m (6'2")





# 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 Performance Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location





