



3 Old Hall Court, Pinfold Lane, Aldridge,
Walsall, WS9 0QU

Offers in Excess of £200,000

Aldridge

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The accommodation is entered via a hallway with a ceiling light point, radiator, storage cupboard, and doors leading to the main rooms. The lounge/diner has a double glazed window to the rear, ceiling light point, two wall light points, radiator, and an electric fireplace.

The kitchen features a Velux window and double glazed window to the front, ceiling light point, extractor fan, plumbing for a washer, an integrated Bosch dishwasher, a range of wall and base cupboard units, integrated four ring induction hob, oven and fridge, Belfast sink with mixer tap over, and radiator.

Bedroom one has a double glazed window to the rear, ceiling light point, radiator, built in storage cupboard, and a door leading to the en-suite. The en-suite is fitted with a walk in shower cubicle with shower over, low flush WC, vanity wash hand basin, heated chrome towel rail, downlighters, and extractor fan. Bedroom two has a double glazed window to the rear, ceiling light point, radiator, and fitted wardrobes. The bathroom is fitted with a freestanding bath, vanity wash hand basin, low flush WC, heated chrome towel rail, fitted cupboard, downlighters, and an obscure double glazed window to the side elevation.

Externally, the landscaped grounds boast a variety of mature hedges, decorative walls and picket fencing as well as two pools and a communal gazebo and barbecue area and there are also electrically operated gates at both sides of the development. The property also benefits from two allocated parking spaces.





Property Specification

Lounge -	18' 3" x 16' 11" (5.56m x 5.15m)
Kitchen -	15' 9" x 8' 1" (4.80m x 2.46m)
Bedroom One -	13' 9" x 11' 0" (4.19m x 3.35m)
Ensuite -	7' 3" x 6' 1" (2.21m x 1.85m)
Bedroom Two -	13' 6" x 8' 1" (4.11m x 2.46m)
Bathroom -	10' 4" x 4' 11" (3.15m x 1.50m)

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: 7th April 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 £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.

Viewer's Note:

Services connected: Gas, water, electric & drainage

Council tax band: D

Tenure: Leasehold 972 years remaining

Ground Rent: Peppercorn

Service Charge: £1387 p/a


Floor Plan

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



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Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	75	
(55-68)	D		
(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

