



St. Marys Way, Aldridge
Walsall, WS9 0AB

Offers in the Region Of £400,000

Aldridge

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Paul Carr Estate Agents are delighted to present for sale this superb detached four-bedroom house set in a sought-after cul-de-sac location in Aldridge, offering neatly presented accommodation and offered for sale with no onward chain.

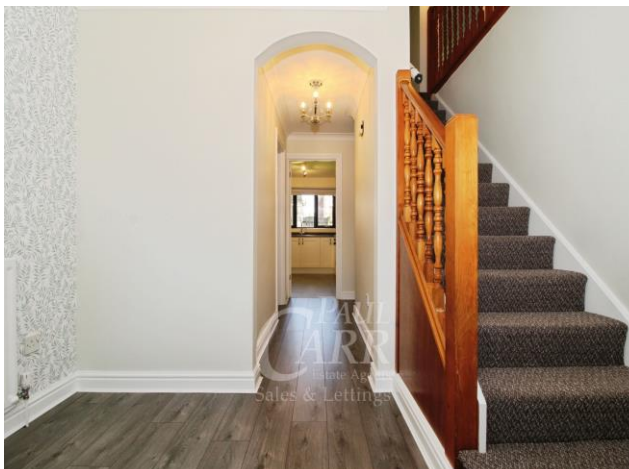
The ground floor comprises a light and airy living room with fireplace and bow window to the front, leading through to a separate dining room with French windows opening to the neatly maintained rear garden. A well-appointed kitchen includes an integrated dishwasher, oven and gas hob, and a door providing internal access to the tandem side garage. A ground floor wet room adds useful additional facilities.

Upstairs, the main double bedroom benefits from an en-suite bathroom with WC, wash basin, bath and mains-fed shower over the bath. A further double bedroom offers fitted wardrobes, with an additional double bedroom and a good-sized single bedroom complemented by the family bathroom, which includes a white suite with WC, wash basin, bath and mains-fed shower over the bath.

Outside, the property features an attractive frontage with driveway parking leading to the tandem side garage, and a neatly maintained garden to the rear.

Aldridge provides a range of local amenities including shops, cafés and everyday services in the village centre, along with popular nearby schools. Local parks and green spaces are accessible within the wider area, supporting family and outdoor activities.

Public transport links connect Aldridge with surrounding centres such as Walsall, Sutton Coldfield and Birmingham, with regular bus services available from the village. Road connections also provide convenient access to the regional motorway network and major employment hubs.





Property Specification

Lounge	4.61m (15'2") max x 3.69m (12'1")
Dining Room	4.14m (13'7") x 3.48m (11'5")
Kitchen	3.48m (11'5") x 2.63m (8'7")
Wet Room	2.56m (8'5") x 0.96m (3'2")
Tandem Garage	10.93m (35'10") x 2.36m (7'9")
Bedroom 1	3.50m (11'6") x 3.35m (11')
En-suite Bathroom	2.13m (7'0") x 1.79m (5'10")
Bedroom 2	3.35m (11') x 3.35m (11')
Bedroom 3	2.95m (9'8") x 2.71m (8'10")
Bedroom 4	2.95m (9'8") x 2.12m (7')
Bathroom	2.08m (6'10") x 1.79m (5'10")



Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	F
Tenure:	Freehold



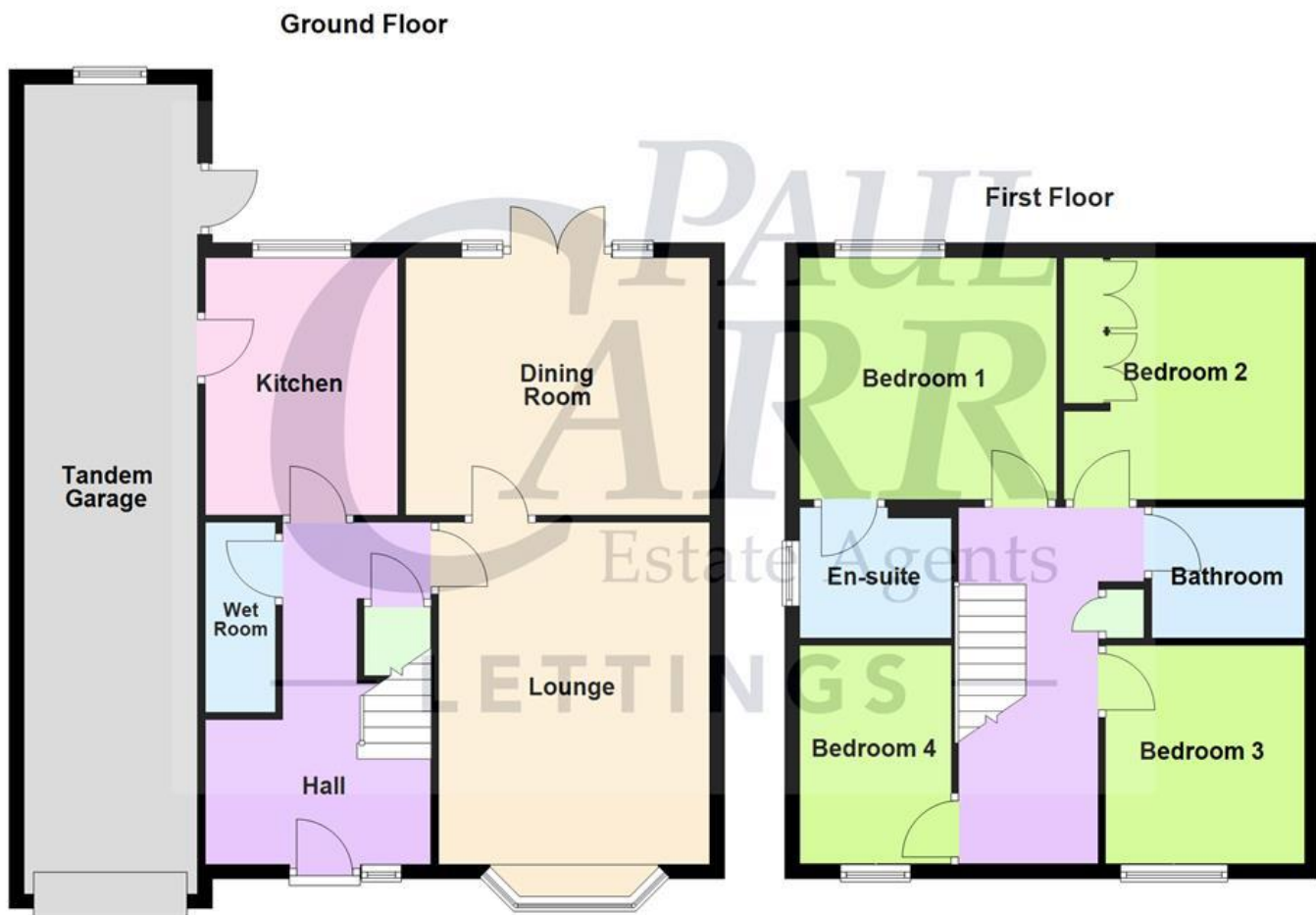
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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

New
Instruction
Awaiting
E.P.C.

Map Location

