



168 Redhouse Lane, Aldridge
Walsall, WS9 0DB

£300,000

Ground Floor: The property is entered via a welcoming entrance hall with stairs rising to the first floor and useful understairs storage. To the front is a versatile office, ideal for home working, alongside a bright lounge featuring a bay window, gas fireplace and double doors opening into the dining room. The dining room enjoys French doors leading out to the rear garden, creating an excellent space for entertaining. The modern kitchen is fitted with a range of wall and base units, integrated gas hob, oven, grill and dishwasher, sink with mixer tap, plumbing for a washing machine and tumble dryer, a vertical radiator, downlighters and a door providing access to the rear garden. A convenient guest WC completes the ground floor accommodation.

First Floor: The first floor offers three well-proportioned bedrooms, with two generous doubles and a comfortable single room. The family bathroom is fitted with a bath with shower over, vanity wash hand basin, low flush WC and a cupboard housing the boiler, while the landing provides access to the loft.

Exterior: To the front, the property benefits from a tarmac driveway providing off-road parking for multiple vehicles, enclosed by a boundary wall. The generous rear garden features a slabbed patio seating area leading onto a lawn, complemented by a dedicated BBQ area, a garden shed with electricity connected and secure boundary fencing, creating an ideal space for outdoor entertaining and family enjoyment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: .Gas, Electric, Drainage and Water

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



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Entrance Hallway

Office/Study

4' 9" x 9' 9" (1.45m x 2.97m)

Lounge

10' 2" x 14' 7" (3.10m x 4.44m)

Dining Room

15' 3" x 9' 8" (4.64m x 2.94m)

Kitchen

14' 7" x 10' 6" (4.44m x 3.20m)

Guest WC

3' 4" x 4' 3" (1.02m x 1.29m)

First Floor Landing

Bedroom One

9' 9" x 10' 0" (2.97m x 3.05m)

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Three

6' 2" x 8' 1" (1.88m x 2.46m)

Family Bathroom

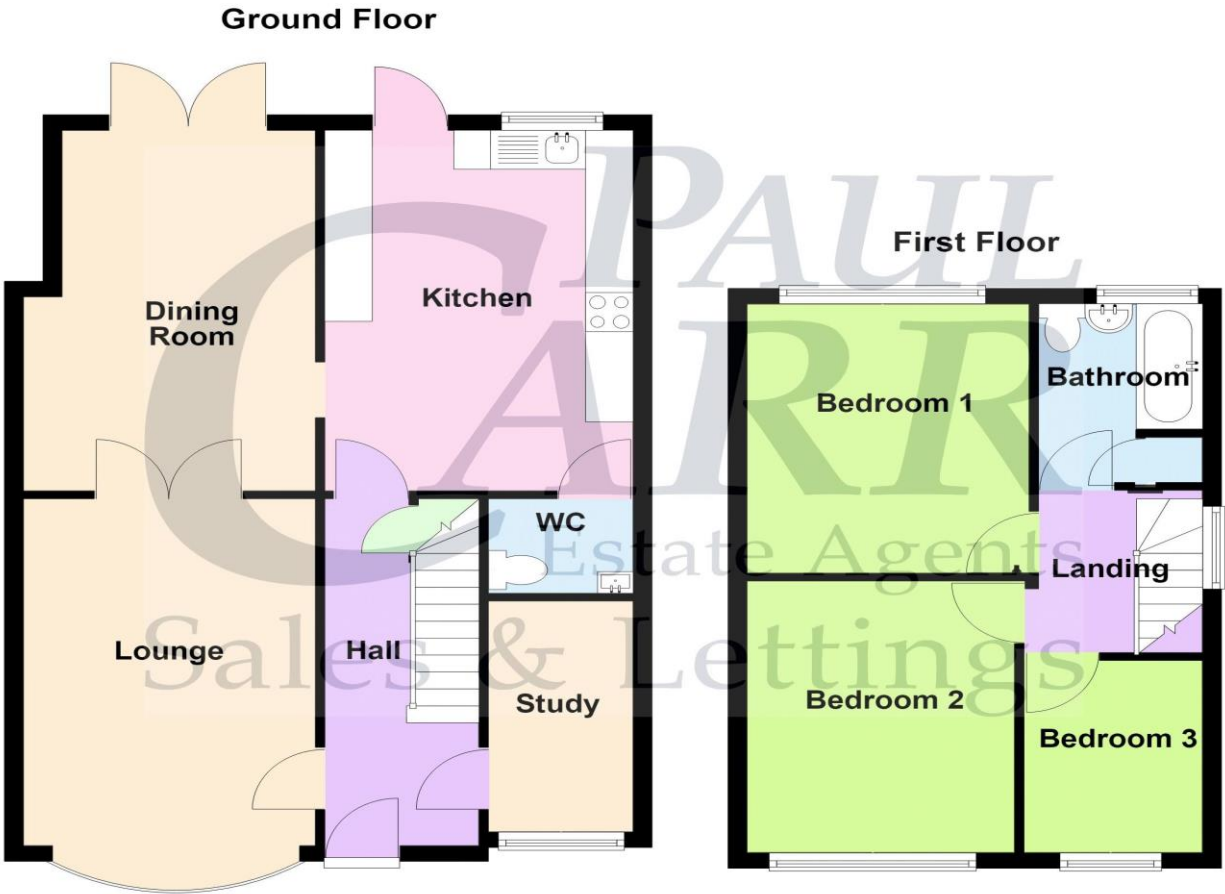
5' 6" x 7' 6" (1.68m x 2.28m)





Floor Plan

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

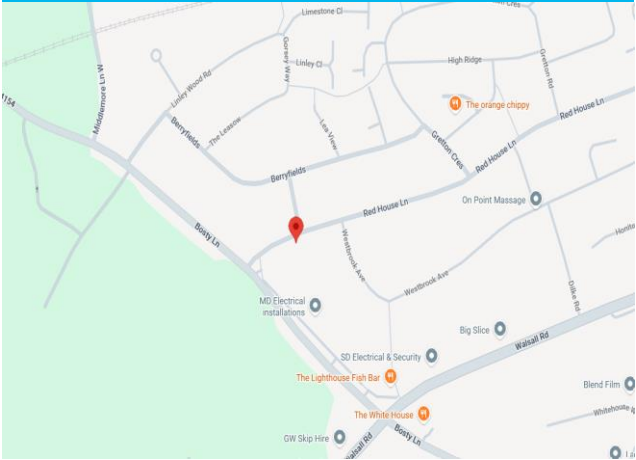


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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:

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.