



9 Dartmouth Drive, Aldridge,
Walsall, WS9 0JP

Offers in Excess of £245,000

Aldridge

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Paul Carr Estate Agents are pleased to present to market this three-bedroom semi-detached house in Aldridge, offering excellent scope for modernisation and available with no onward chain.

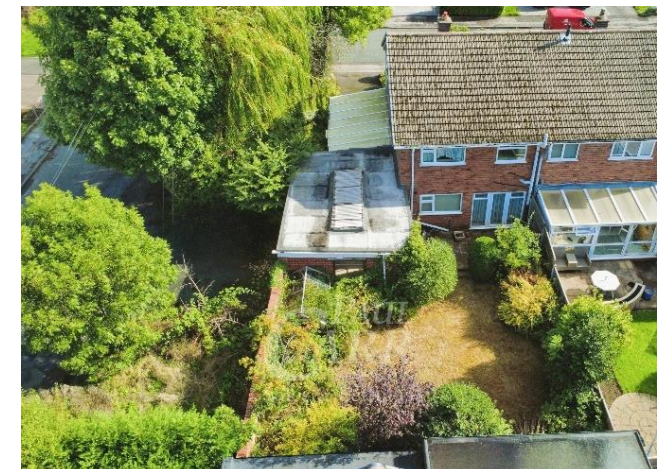
The property provides two well-proportioned reception areas, currently arranged as separate living and dining areas with large windows giving good natural light and a door from the dining area giving direct access to the garden. The layout lends itself to creating a more open-plan arrangement if desired.

The kitchen is of practical size with fitted units and space for appliances and gives direct access to the garage. Upstairs are three bedrooms and a family bathroom with a white, three-piece suite.

Outside, the house benefits from a driveway, car port and a good-sized garage, providing generous parking and storage. Mature gardens extend to the rear and side, with established shrubs and trees, offering plenty of potential for landscaping or extension, subject to any necessary consents.

Aldridge centre is within easy reach, with its range of shops, cafés and everyday amenities along the High Street. Popular local schools such as Aldridge School and St Mary's Primary are accessible by a short drive or bus journey.

Transport links are convenient, with regular bus services towards Walsall and Sutton Coldfield; from Walsall station there are direct trains to Birmingham New Street in around 20 minutes, ideal for commuters.





Property Specification

Hall

Lounge - 5.20m (17'1") x 3.32m (10'11")

Dining Room - 4.06m (13'4") max x 2.37m (7'9")

Kitchen - 2.64m (8'8") x 2.55m (8'5") plus alcove

Garage - 5.80m (19') x 4.67m (15'4") max/
4.23m (13'10") min

Bedroom 1 - 3.32m (10'11") x 3.20m (10'6")

Bedroom 2 - 3.20m (10'6") x 3.10m (10'2")
plus wardrobe

Bedroom 3 - 2.44m (8') x 1.90m (6'3")

Bathroom - 2.20m (7'2") max x 1.90m (6'3")

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 £47.50 + VAT (£57 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:

Viewer's Notes

Services connected: Gas, electricity, water and drainage.

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(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

