



Lancaster Avenue, Aldridge  
Walsall, WS9 8RE

Offers in the Region Of £400,000

# Aldridge

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3



1



2



Paul Carr Estate Agents are delighted to offer for sale this three-bedroom detached house, set on a good-sized corner plot within a sought-after location, well placed for local amenities, schools and transport links.

The ground floor provides an airy lounge with a large front window bathing the room in light, plus a generous sunroom with large windows, garden views and direct access to the neatly maintained garden. A useful study / playroom offers flexible additional space, while a guest WC is located off the hallway.

The well-appointed breakfast kitchen features a range of fitted units, an island with breakfast bar, built-in storage cupboards, space for a range-style cooker and American-style fridge / freezer, together with an integrated dishwasher.

Upstairs, there are three bedrooms: two doubles and one single complemented by a well-equipped bathroom, which includes a WC, wash basin, bath and separate shower cubicle.

Outside, the property benefits from driveway parking to the front and a single garage, along with an enclosed, neatly maintained garden to the rear.

The house is conveniently located for everyday amenities in Aldridge and Walsall town centre, offering supermarkets, shops, cafés and services. Families will find several nearby schools within the local area. Green spaces such as local parks and playing fields are within easy reach for walking and leisure.

Public transport connections are accessible via local bus routes into Walsall, Birmingham and surrounding areas. For rail travel, Walsall station provides services to Birmingham New Street in around 20-25 minutes, connecting onward across the region and beyond. Road connections include straightforward access to the A34, A461 and M6 for commuters.





## Property Specification

### Hall

Lounge 4.72m (15'6") x 3.67m (12')

Breakfast Kitchen 5.76m (18'11") x 3.20m (10'6")

Sun Room 6.24m (20'6") x 2.33m (7'8")

Study / Playroom 3.22m (10'7") x 2.99m (9'10")

### WC

Garage 5.35m (17'7") x 2.92m (9'7")

### Landing

Bedroom 1 3.67m (12') x 3.10m (10'2")

Bedroom 2 3.70m (12'2") max x 3.10m (10'2")

Bedroom 3 2.67m (8'9") max x 2.56m (8'5") max

Bathroom 2.49m (8'2") x 2.20m (7'3") max

## Viewer's Note

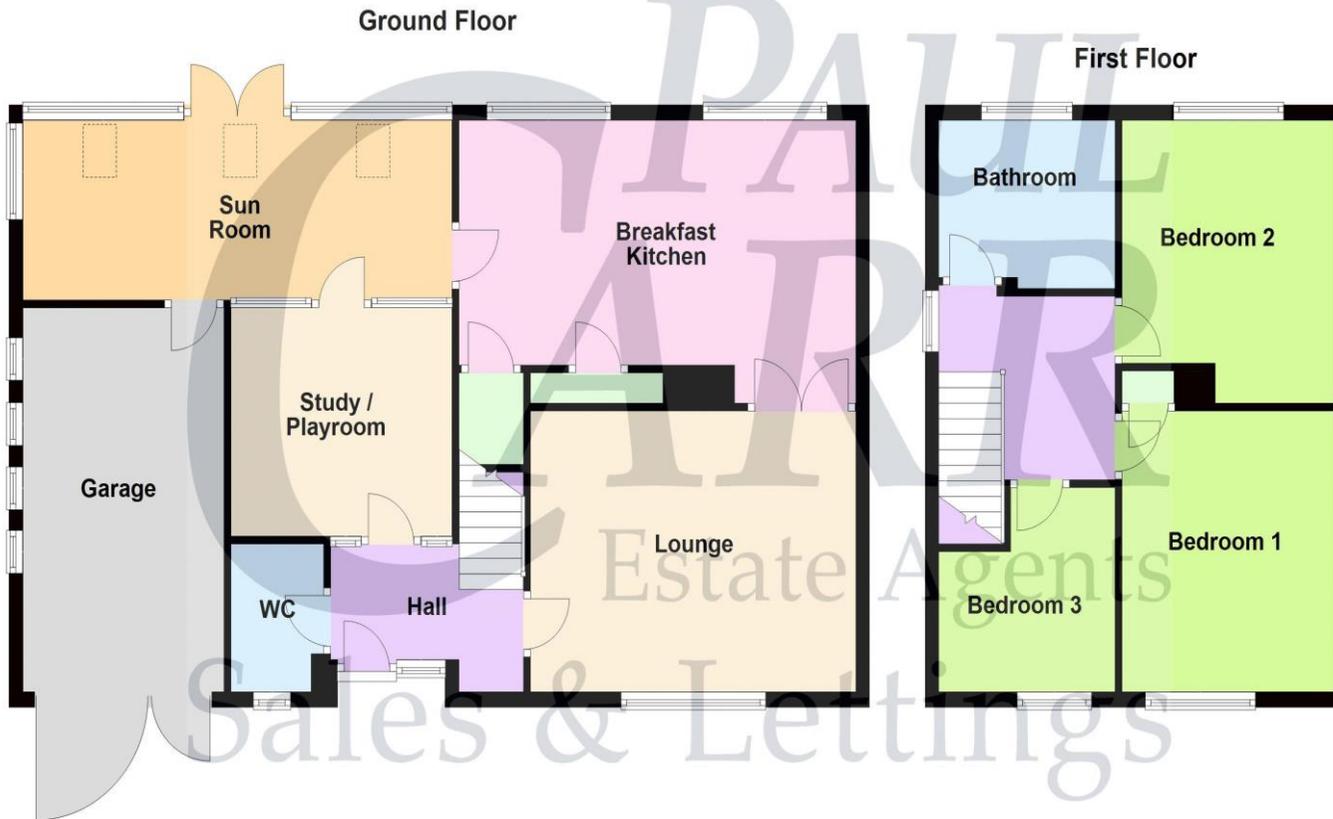
Services connected: Gas, electricity, water and drainage.  
 Council tax band: D Tenure: Freehold  
 Came on the market:

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.

# 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 Efficiency Rating

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 71        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## Map Location

