PAUL CARR Estate Agents Sales & Lettings

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6 Calderfields Farm, Aldridge Road, Walsall, WS4 2JJ

£385,000

Ground Floor:

The property is entered via a hallway with downlighters, a radiator, stairs rising to the first floor landing and doors leading to the ground floor accommodation. The downstairs WC comprises a low flush WC, wash hand basin, radiator, ceiling light point, extractor fan and understairs storage cupboard. The lounge features a ceiling light point, two radiators, two wall light points and double glazed French style doors opening onto the rear garden, with a further door leading to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, a sink with drainer and mixer tap, five ring gas hob, oven, microwave and integrated fridge, freezer, dishwasher and washing machine, together with a radiator, ceiling light point and double glazed window to the rear elevation. The dining room benefits from a ceiling light point, two wall light points, a radiator and double glazed window to the front elevation.

First Floor:

The first floor landing has downlighters, a double glazed window to the front elevation, a cupboard housing the boiler and doors leading to the bedrooms and shower room. Bedroom one features a ceiling light point, radiator, two double glazed windows to the front elevation and fitted wardrobes with drawers. Bedroom two benefits from a ceiling light point, radiator, double glazed window to the rear elevation, fitted wardrobes and loft hatch. Bedroom three has downlighters, a radiator, double glazed window to the front elevation and built-in wardrobes. The shower room is fitted with a walk-in shower, vanity wash hand basin and low flush WC, together with downlighters, an extractor fan, heated towel rail and double glazed window to the rear elevation.

Outside:

The property is approached via a communal gated driveway leading to a tarmac parking area providing space for multiple vehicles, with an electric hook-up and side access gate. To the rear is a slabbed patio area with steps leading to the garden, enjoying open field views beyond.

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: 16th October 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 £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.


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Measurements:

Entrance Hallway

Guest WC	3' 9" x 5' 3"	(1.14m x 1.60m)
Lounge	13' 8" x 13' 1"	(4.16m x 3.98m)
Dining Room	9' 2" x 13' 8"	(2.79m x 4.16m)
Kitchen	7' 0" x 13' 8"	(2.13m x 4.16m)
Bedroom One	13' 9" x 14' 1"	(4.19m x 4.29m)
Bedroom Two	6' 7" x 13' 8"	(2.01m x 4.16m)
Bedroom Three	9' 8" x 5' 8"	(2.94m x 1.73m)
Shower Room	4' 7" x 9' 7"	(1.40m x 2.92m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage

Service Charge: TBC













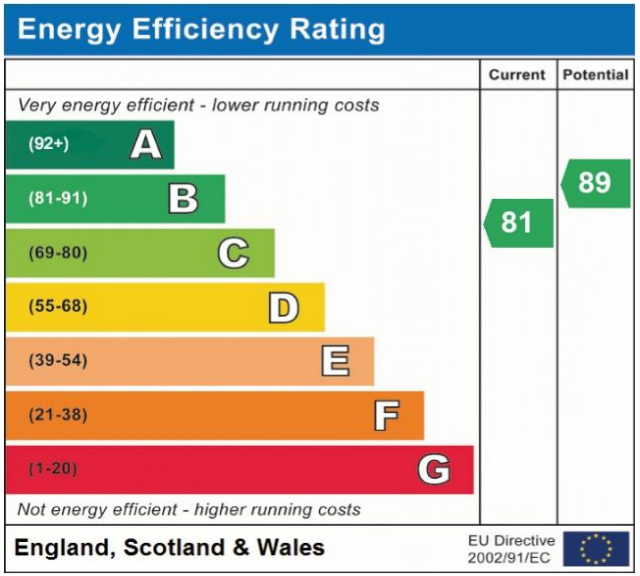
Floor Plan

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

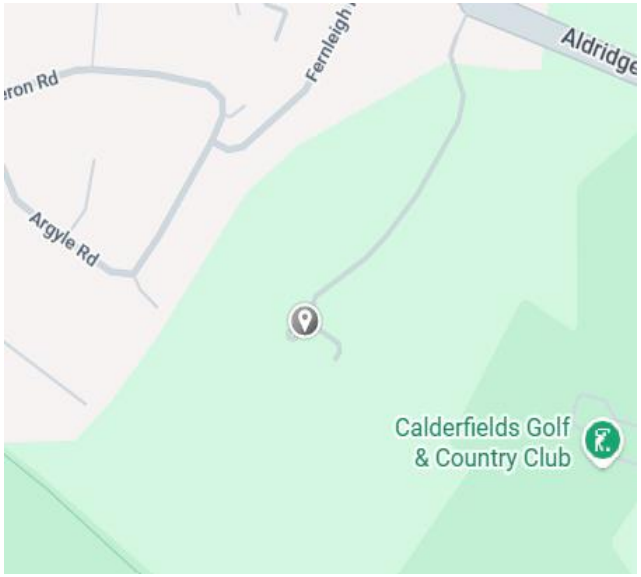


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Energy Performance Rating



Map Location



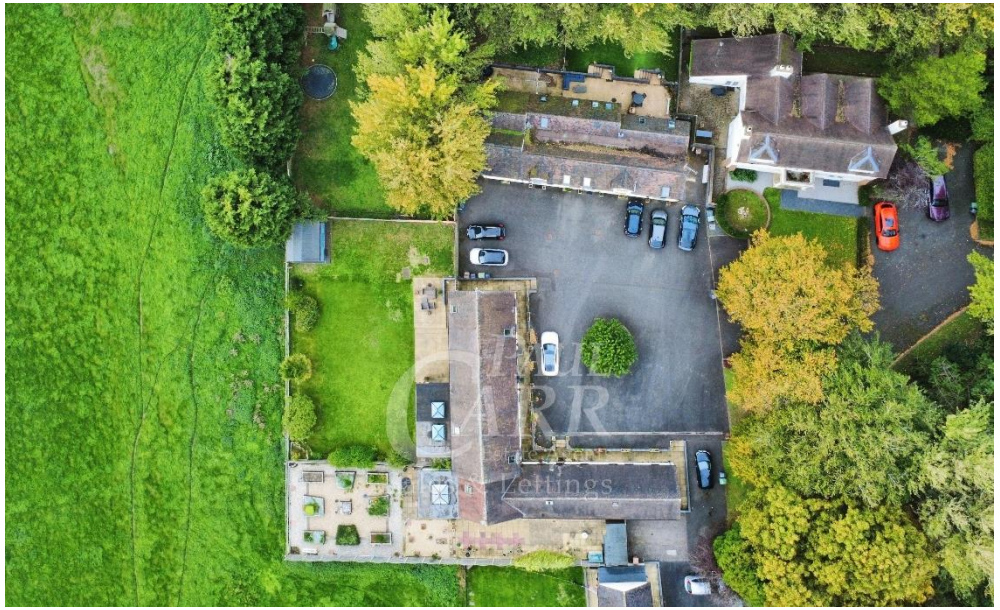
















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