



27 Erdington Road,  
Walsall, WS9 8UH

Offers in Excess of £250,000

# Aldridge

Offers in Excess of £250,000



Paul Carr Estate Agents are pleased to present for sale this two-bedroom semi-detached house, providing excellent scope for modernisation and offered for sale with no onward chain, set in a convenient Aldridge location, benefiting from excellent access to local amenities, schools and green spaces.

The ground floor provides two reception rooms, including an airy lounge bathed in light from a large window to the front, and a separate dining room, ideal for everyday living and entertaining.

The extended kitchen is fitted with units and includes access to an under-stairs cupboard, as well as a door leading to the rear lobby, where there is a WC and additional storage.

Upstairs, there are two excellent bedrooms, completed by a bathroom with WC, wash basin and shower cubicle.

Externally, the property features gardens to the front and rear, and gated off-road parking accessed via Hallcroft Way giving access to the detached single garage, providing practical space for vehicles and outdoor enjoyment.

The property is well positioned for local amenities in Aldridge and Walsall, including shops, cafés and everyday services. Nearby parks and open spaces such as Aldridge Croft and other local recreation grounds offer opportunities for walking and leisure. There are several nearby schools, including primary and secondary options within the wider Aldridge and Walsall area, making the location suitable for those requiring access to education. Public transport links are available via local bus routes connecting to Walsall town centre and surrounding districts. Walsall railway station provides services to Birmingham New Street in around 25 minutes, offering convenient links for commuters. Road connections are good, with access to the A452 and wider regional network.





## Property Specification

### Hall

Lounge - 3.74m (12'3") max x 3.58m (11'9") max

Dining Room - 3.50m (11'6") x 3.00m (9'10")

Kitchen - 4.62m (15'2") max x 3.08m (10'1") max

### Lobby

### WC

Bedroom 1 - 3.74m (12'3") max x 3.55m (11'8") plus alcove

Bedroom 2 - 3.50m (11'6") x 2.69m (8'10")

Shower Room - 2.54m (8'4") x 1.78m (5'10")

Detached Single Garage - 5.43m (17'10") x 2.64m (8'8")

### 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: 4th February 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 £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.

### Viewer's Note:

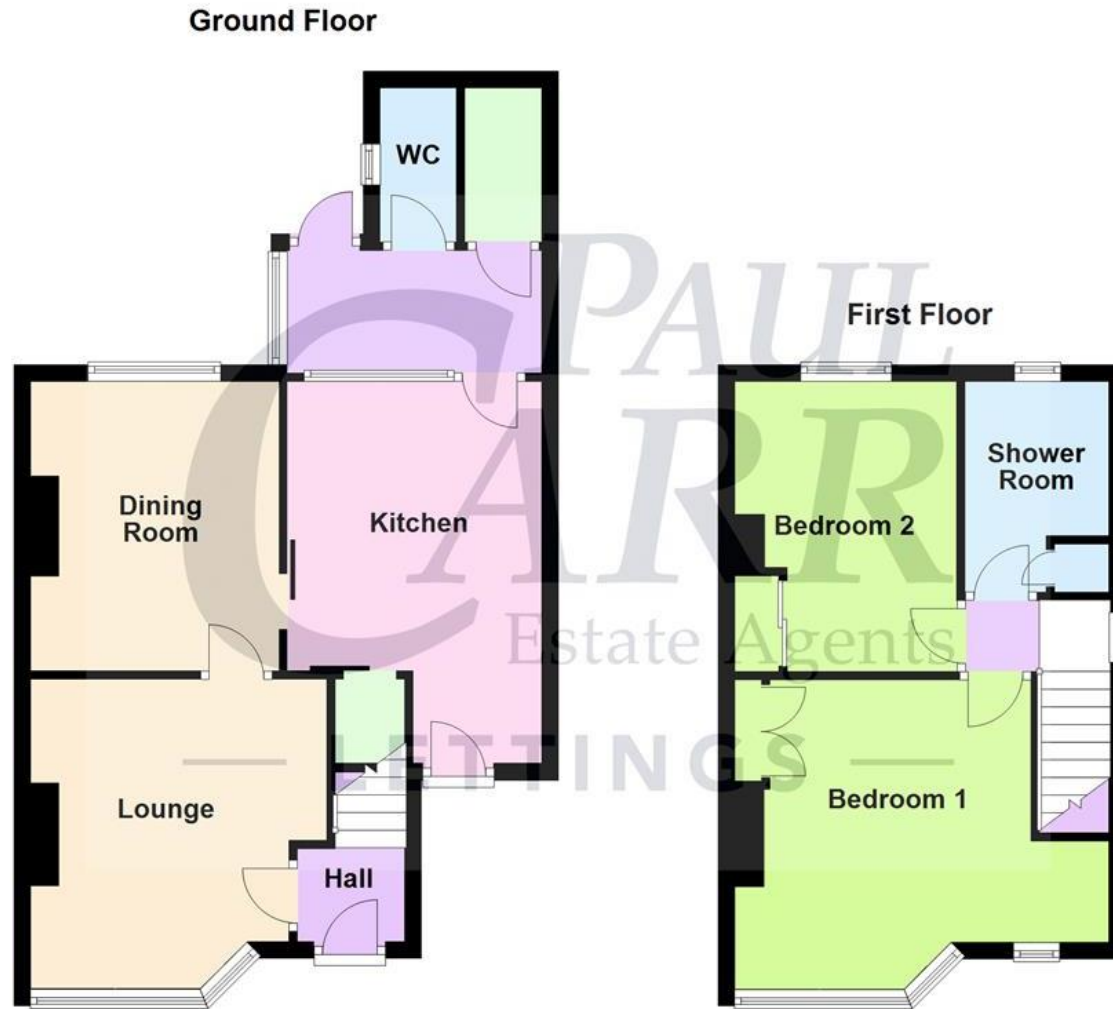
Services connected: Gas, water, electric & drainage

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	70
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

