



5 High Croft, Aldridge,
Walsall, WS9 8XL

£315,000

Paul Carr Estate Agents are delighted to present to market this superb three-bedroom semi-detached house set in a popular residential area of Aldridge.

The property offers well-presented accommodation, benefitting from a new, recently installed boiler and central heating system. A light and airy through lounge / dining room leads to a conservatory, with access to a useful study / hobby room and gives direct access to the rear garden . A well-appointed kitchen is complemented by a utility / breakfast room, adding practical space for day-to-day living and to the first floor there are three bedrooms served by a family bathroom, with a new shower being recently fitted.

Externally, the house benefits from attractive gardens, together with driveway parking and a garage, offering both outdoor enjoyment for relaxation or entertaining guests, and convenient off-road parking.

Aldridge village centre features supermarkets, independent shops, cafés and everyday services with nearby green spaces such as Aldridge Croft and local playing fields provide opportunities for walking and recreation. Excellent transport links provide straightforward travel in the local area, with access to road and rail links for commuting further afield. The area is known for a choice of primary and secondary schools, making this location suitable for households seeking access to local education, community facilities and transport connections, with an internal viewing essential to fully appreciate all it has to offer.

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: 21st August 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.



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Measurements:

Hall -	2.38m (7'10") x 1.77m (5'10")
Lounge/Dining Room -	7.26m (23'10") x 3.23m (10'7") max
Conservatory -	3.25m (10'8") x 2.42m (7'11")
Study/Hobby Room -	2.13m (7') x 1.78m (5'10")
Kitchen -	2.72m (8'11") x 2.58m (8'6")
Utility/Breakfast Room -	3.13m (10'3") x 2.36m (7'9")
Bedroom 1 -	3.77m (12'4") x 3.10m (10'2")
Bedroom 2 -	3.39m (11'1") x 2.62m (8'7") plus recess
Bedroom 3 -	2.55m (8'4") x 1.98m (6'6")
Bathroom -	2.39m (7'10") x 1.67m (5'6")
Garage -	5.00m (16'5") x 2.36m (7'9")

Viewer's Note:

Tenure: Freehold

Council Tax Band: E

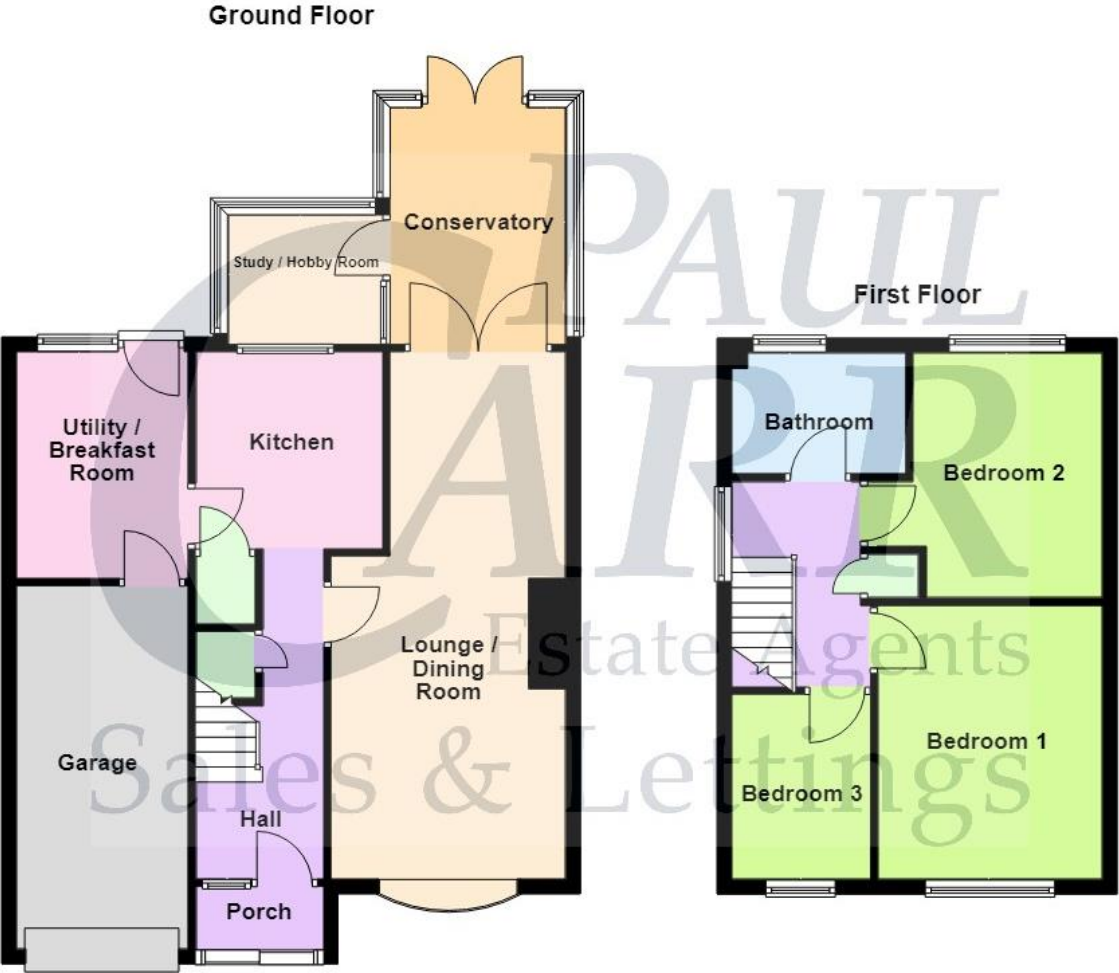
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location





