



Greenwood Road, Aldridge
Walsall, WS9 8XA

Offers in the Region Of £325,000

Aldridge

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Paul Carr Estate Agents are delighted to present to market this superb, two-bedroom link-detached bungalow, set in a popular residential area with a pleasant outlook to the front and located within easy reach of Aldridge centre and its range of shops, cafés and everyday amenities.

The property includes a generous lounge / dining room with a bow window to the front, making the most of the pleasant outlook. The fitted kitchen offers a range of units, integrated Neff oven and hob, plumbing for a washing machine and access to a sun room which overlooks the rear garden.

There are two bedrooms: a generous double bedroom with fitted wardrobe space, and a further compact double bedroom, complemented by the shower room, which comprises a WC, wash basin and shower cubicle with mains shower fitted.

Externally, the bungalow benefits from a neatly maintained rear garden and driveway parking to the front with access to a single garage.

Aldridge centre provides access to supermarkets, independent retailers, cafés and essential services, with popular schooling and local parks available in the wider area. Nearby open spaces such as Aldridge Croft and local playing fields offer opportunities for walking and recreation.

Public transport links are accessible via local bus services connecting Aldridge with Walsall, Sutton Coldfield and Birmingham. Rail services are available from Walsall station, typically offering journeys into Birmingham New Street in around 20-25 minutes, and from Sutton Coldfield station on the Cross City Line, with regular services into Birmingham and Lichfield. Road connections to the A452, A461 and M6 provide further commuting options to surrounding towns and the wider West Midlands.





Property Specification

Hall	
Lounge / Diner	6.06m (19'11") x 4.28m (14'1") max
Kitchen	3.76m (12'4") x 2.76m (9'1")
Sun Room	2.27m (7'5") x 1.92m (6'4")
Bedroom 1	5.81m (19'1") x 3.08m (10'1") max
Bedroom 2	3.00m (9'10") x 2.61m (8'7")
Shower Room	2.56m (8'5") x 1.80m (5'11")
Garage	4.72m (15'6") x 2.58m (8'6")

Viewer's Note

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

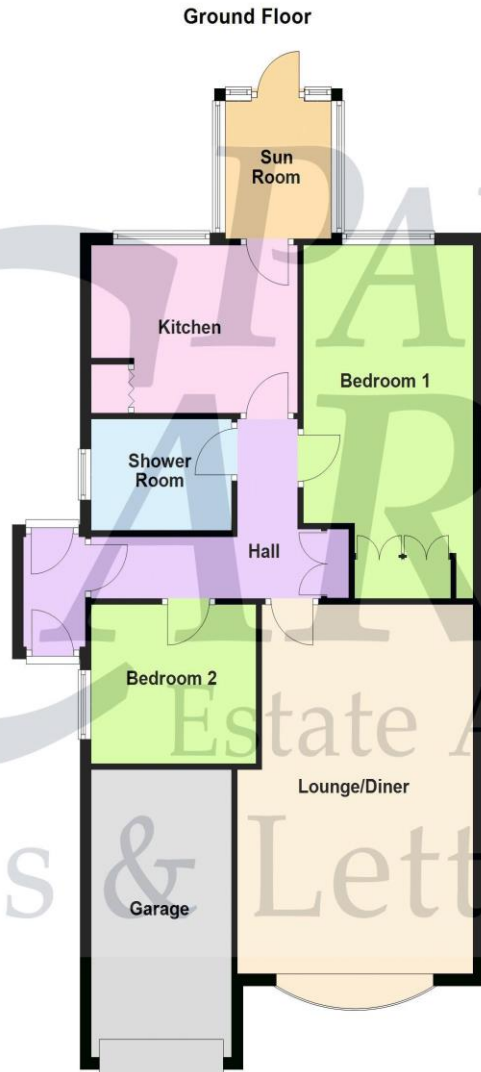
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Came on the market:

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

