Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

23 Seven Acres, Walsall, WS9 0EX

Offers in the Region Of £415,000

Paul Carr Estate Agents are delighted to bring to market this well-presented four-bedroom semi-detached house, set in a sought-after cul-de-sac, within easy reach of Aldridge centre, offering convenient access to local amenities, schools and transport links.

The ground floor features an open-plan lounge/dining room with a large front window and patio doors to the rear, providing both a garden view and direct access to the attractive rear garden. An electric fire creates a central focal point to the living space. The fitted kitchen offers a range of units, an electric cooker point and plumbing for a dishwasher, with a rear lobby giving access to the garden and a useful guest WC.

On the first floor, there are three double bedrooms, one with fitted wardrobe space, complemented by the bathroom, which includes a WC, wash basin and bath with electric shower over. A generous loft bedroom provides a fourth double room with a pleasant outlook to the rear and potential to add an ensuite (subject to necessary permissions).

Outside, the property benefits from driveway parking to the front with access to the garage which features power and lighting and has plumbing for a washing machine, creating a useful utility area. The rear garden offers an appealing outdoor area suitable for relaxation or entertaining guests.

Located close to Aldridge centre, the property is well placed for local shops, cafés and everyday services. Aldridge benefits from several nearby schools and green spaces, including local parks suitable for walking and recreation. Public transport links are available via regular bus services towards Walsall, Birmingham and surrounding areas. Rail connections from nearby Walsall station provide services to Birmingham New Street, with typical journey times of around 20–25 minutes, supporting commuting and wider travel. This property is well suited to families seeking a practical home in Aldridge.

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: 8th July 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 -	1.05m (3'5") x 0.80m (2'7")
Lounge Area -	3.96m (13') x 3.33m (10'11")
Dining Area -	3.33m (10'11") x 2.75m (9')
Kitchen -	3.46m (11'4") max into bay x 3.18m (10'5")
WC -	1.60m (5'3") x 0.80m (2'7")
Garage -	4.80m (15'9") x 2.26m (7'5")
Bedroom 1 -	3.96m (13') x 3.33m (10'11")
Bedroom 2 -	3.33m (10'11") x 2.75m (9')
Bedroom 3 -	3.94m (12'11") plus alcove x 2.21m (7'3")
Bathroom -	4.22m (13'10") max x 1.80m (5'11")
Loft Bedroom -	6.81m (22'4") x 3.64m (11'11")

Viewer's Notes:

Tenure: Freehold

Services Connected: D

Connected Services: Gas, water, electric & drainage

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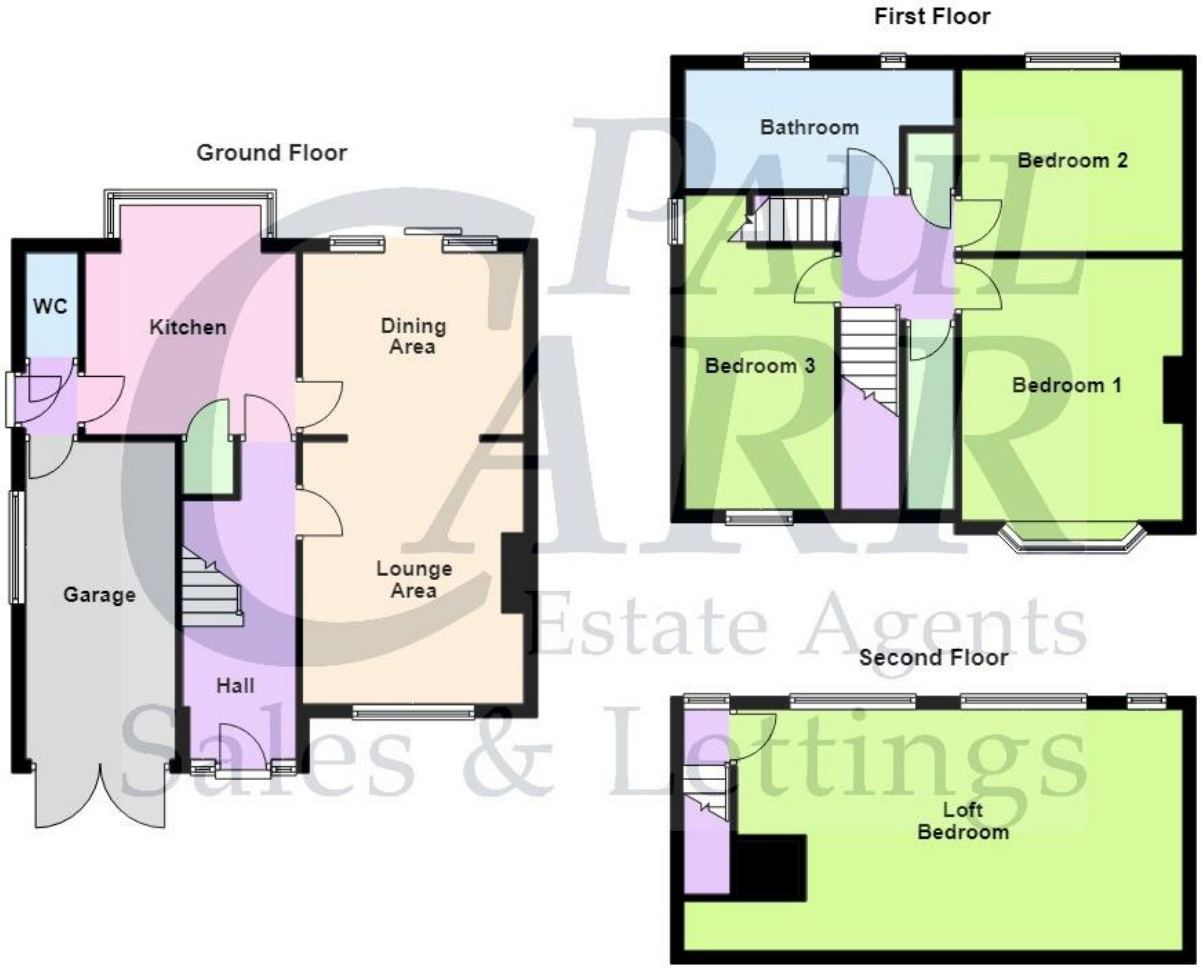
Floor Plan

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



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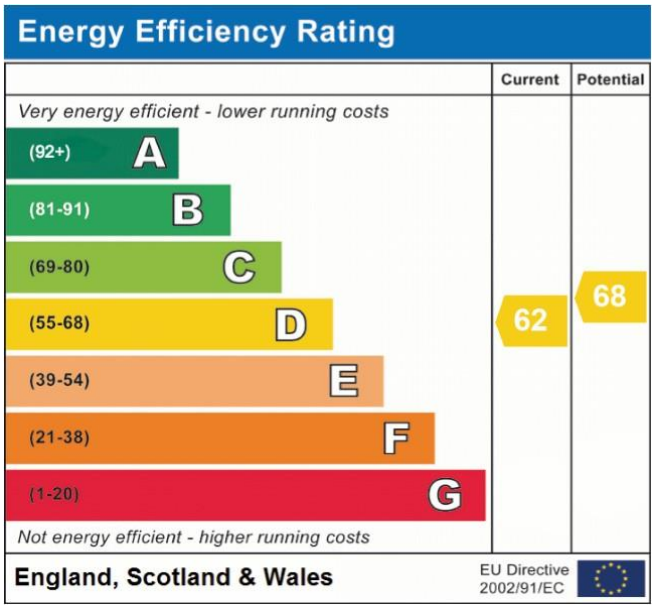
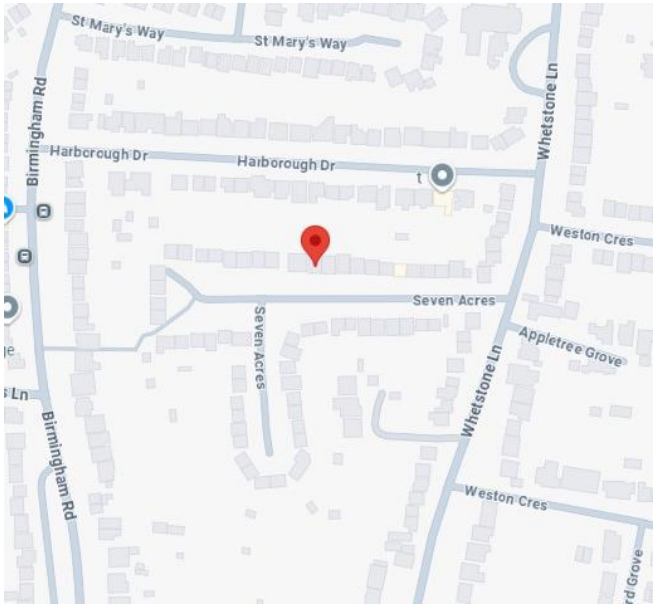
Energy Performance Rating



Map Location



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