Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

Erdington Road, Aldridge
Walsall, WS9 0RN

Offers Over £625,000

Paul Carr Estate Agents are delighted to present to market this immaculate four-bedroom detached house set in a sought-after area of Aldridge, ideally placed for families seeking excellent local amenities, schools and transport links.

The property opens into a welcoming hallway with bespoke under-stairs storage and access to a guest WC. A spacious living room features a bow window to the front elevation and a feature fireplace with Brazilian slate hearth and Portland stone surround. A versatile second reception room to the rear provides an ideal sitting, hobby or play room, with bifold doors opening directly onto the garden.

The heart of the home is a stunning kitchen / dining / family room, a light and airy space with large rear bifolds and contemporary kitchen units. The well-appointed kitchen area features Quartz worktops, full-height fridge and freezer, dishwasher, oven, microwave oven, warming drawer, induction hob with extractor and pull-out larder unit, complemented by a generous utility room.

Upstairs, the principal bedroom is a generous double with a stylish ensuite shower room, including walk-in shower cubicle with rain shower and illuminated niche. There are two further double bedrooms and an additional compact double bedroom. A stylish family bathroom offers tiled walls and flooring, WC, wash basin, bath with mains shower over and feature-lit niche.

Outside, there is ample driveway parking with EV charging and a garage currently arranged as a gym space, together with a beautifully landscaped rear garden.

Aldridge village centre provides shops, cafés and everyday services, with well-regarded local schools nearby. Public transport links connect to Walsall and Birmingham, with further connections by rail from nearby stations such as Walsall and Sutton Coldfield for commutes into Birmingham New Street.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas, electricity, water and drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014
or via Aldridge@paulcarrestateagents.co.uk

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.

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.

Came on the market:

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Hall

Lounge	5.60m (18'4") x 3.40m (11'2")
Kitchen Area	6.10m (20') x 2.96m (9'9")

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

Dining / Family Area	6.10m (20') x 3.65m (12')
Hobby / Play Room	3.65m (12') x 3.28m (10'9")
Utility	3.97m (13') x 1.80m (5'11")

WC

Garage (currently gym space)	5.26m (17'3") x 2.42m (7'11")

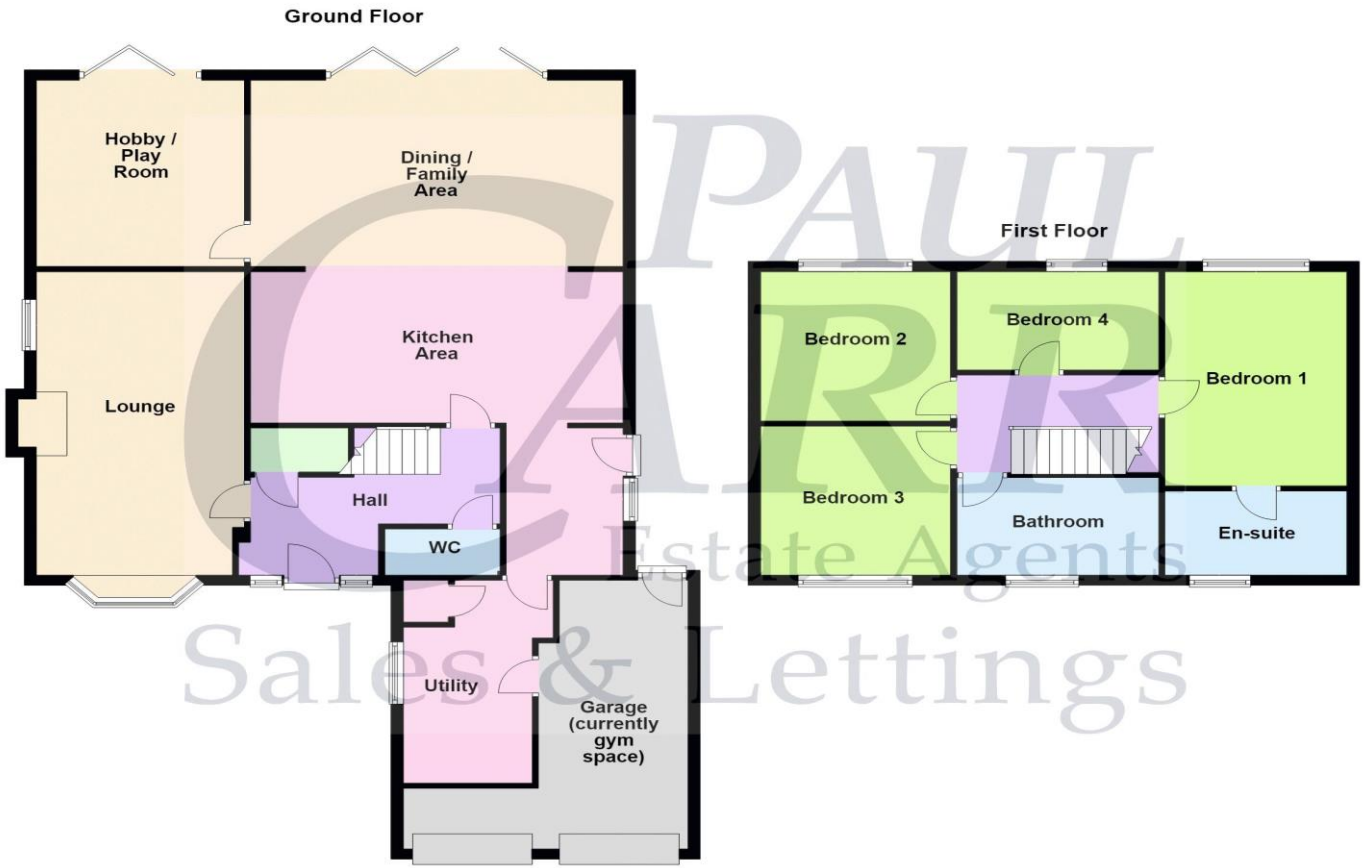
Landing

Bedroom 1	4.20m (13'9") x 2.98m (9'9")
En-suite	2.98m (9'9") x 1.65m (5'5")
Bedroom 2	3.11m (10'2") x 2.99m (9'10")
Bedroom 3	3.11m (10'2") x 2.91m (9'7")
Bedroom 4	3.31m (10'10") x 2.10m (6'11")
Bathroom	3.31m (10'10") x 1.91m (6'3")

Please note that the property is fitted with solar panels - more details available on request.

Floor Plan

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



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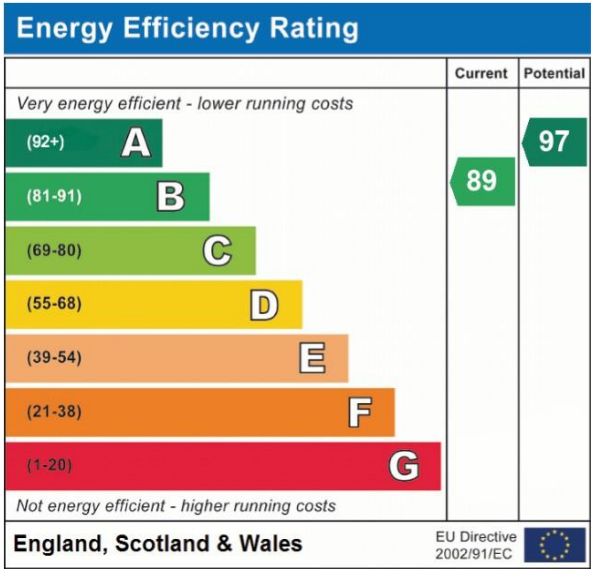
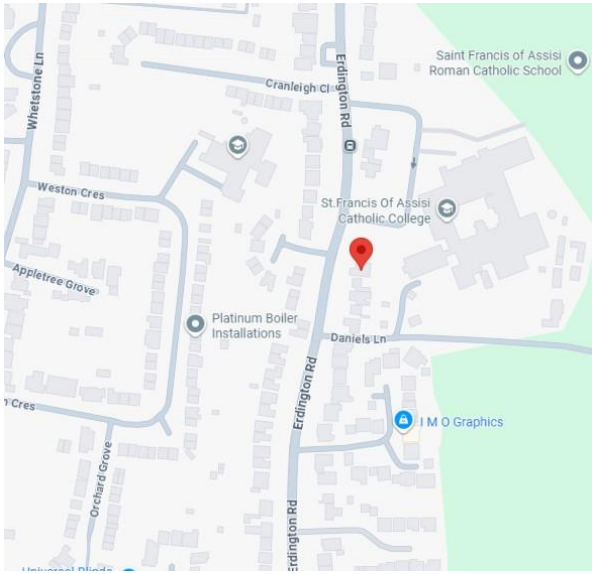
Plan produced using PlanUp.

Energy Performance Rating



Map Location



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