



Woodside Way, Aldridge  
Walsall, WS9 0HY

Offers in Excess of £310,000

# Aldridge

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Paul Carr Estate Agents are delighted to present to market this chain free, three-bedroom link-detached house, offering well-proportioned accommodation with excellent scope for modernisation and ideally situated for access to local amenities and transport links.

The ground floor features a light and airy lounge with a large bow window and double doors leading to a separate dining room. From here, there is access to a conservatory, which opens directly onto the rear garden. The kitchen is fitted with a range of units, double oven and gas hob, and includes a fridge.

A rear lobby provides access to the garden, a guest WC and the garage, which benefits from power, lighting and a tap and is complemented by driveway parking to the front of the property. Upstairs, there are three double bedrooms and the family bathroom with WC, wash basin and bath.

Located in Aldridge, the house is well placed for nearby schools, local shops and everyday services in the village centre, including supermarkets, cafés and pubs. Aldridge Croft and local green spaces provide opportunities for walking and recreation.

Public transport links include regular bus services towards Walsall, Sutton Coldfield and Birmingham. Shenstone and Walsall train stations, accessible by a short drive, offer connections to Birmingham New Street, typically within 20-30 minutes, making the area suitable for commuters.





## Property Specification

Lounge	5.16m (16'11") x 3.26m (10'8")
Dining Room	4.45m (14'7") x 2.55m (8'4") max
Conservatory	2.80m (9'2") max x 2.52m (8'3") max
Kitchen	3.68m (12'1") x 2.57m (8'5")
WC	
Garage	4.98m (16'4") x 2.30m (7'6")
Bedroom 1	4.21m (13'10") max x 3.43m (11'3") max
Bedroom 2	3.69m (12'1") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 2.60m (8'6")
Bathroom	3.23m (10'7") x 1.63m (5'4")

## Viewer's Note

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

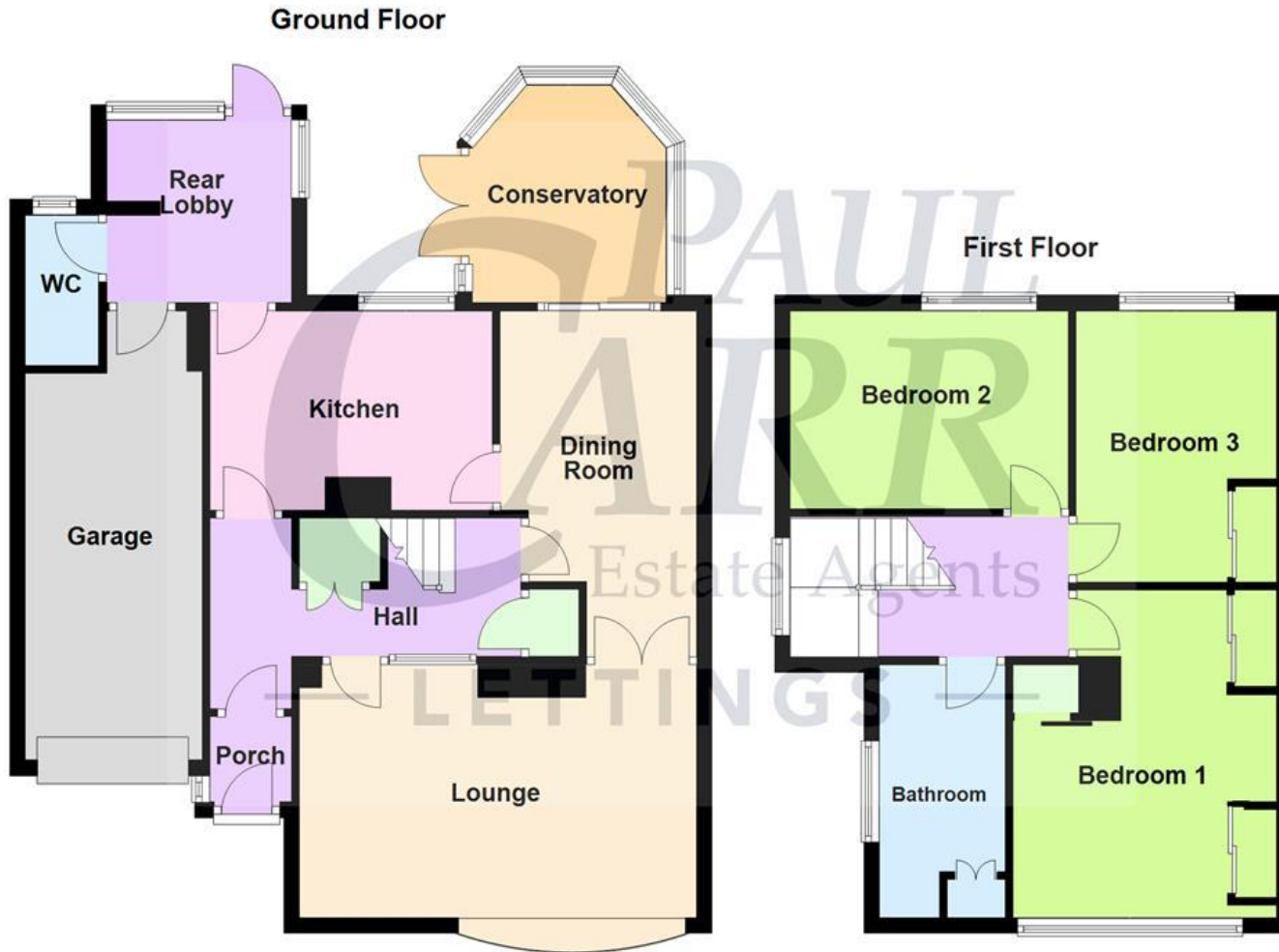
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**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers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

