



35 Parkhouse Grove, Aldridge,  
Walsall, WS9 0AZ

Offers in the Region Of £150,000



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### Internal Accommodation:

Situated on the first floor of a well-maintained three-storey block, this apartment is accessed via a hallway comprising of ceiling light points, a radiator and useful storage cupboards.

The lounge/diner provides a bright and spacious living area with a rear-facing double-glazed window and leads through to the fitted kitchen, which includes a range of wall and base units, a one-and-a-half bowl sink with mixer tap, a side-facing double-glazed window, a wall-mounted boiler and an integrated electric hob and oven.

The property features two well-proportioned bedrooms. Bedroom one benefits from a rear-facing double-glazed window, radiator and access to a private en-suite shower room fitted with a shower cubicle, wash basin, low flush WC and radiator. Bedroom two includes a front-facing double-glazed window and radiator.

Completing the accommodation is the main bathroom, fitted with a bath suite, wash basin, low flush WC and radiator.

### External:

Outside, the apartment includes its own allocated parking space with further visitor parking available for added convenience.





## Property Specification

### Entrance Hallway

Lounge - 11' 4" x 17' 7"  
(3.45m x 5.36m)

Kitchen - 10' 3" x 6' 6"  
(3.12m x 1.98m)

Bedroom One - 15' 2" x 8' 7"  
(4.62m x 2.61m)

En-suite - 4' 9" x 6' 3"  
(1.45m x 1.90m)

Bedroom Two - 10' 3" x 8' 7"  
(3.12m x 2.61m)

Family Bathroom - 6' 0" x 6' 3"  
(1.83m x 1.90m)

### 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: 18th November 2025

### Viewer's Note:

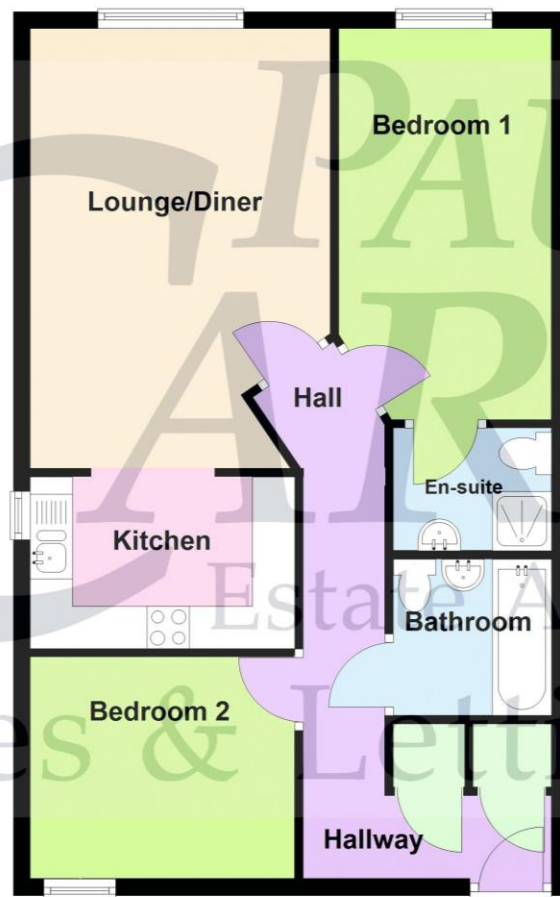
Services connected: Gas, Water, Electric & Drainage  
Council tax band: B  
Tenure: Leasehold - Years Remaining TBC  
Ground Rent: TBC  
Service Charge: TBC



# Floor Plan

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

First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

