



Flat 17 Ash Court, Noddy Park Road,
Aldridge, Walsall, WS9 8PE

Offers in the Region Of £160,000

Aldridge

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Paul Carr Estate Agents are pleased to offer for sale this neatly presented, first floor apartment, situated in a popular residential setting close to Aldridge centre, providing convenient access to local amenities, schools and green spaces.

The accommodation includes a spacious reception room, bathed in light from a large window to the front, a fitted kitchen with integrated double oven and hob plus plumbing for a washing machine, a double bedroom with generous built-in cupboard, a further single bedroom with built-in storage, and a bathroom with white suite comprising bath, WC and wash basin.

Externally, the property benefits from neatly tended communal grounds and a garage en bloc.

Aldridge centre offers a range of shops, supermarkets, cafés and essential services, along with nearby parks and recreational areas.

The area is well-regarded for schooling, with several primary and secondary schools within easy reach.

Public transport links are accessible via local bus services connecting Aldridge with Walsall, Sutton Coldfield, Birmingham and surrounding districts. Walsall and Sutton Coldfield train stations, reachable by car or bus, provide rail connections towards Birmingham and beyond, suitable for commuting and leisure travel.

This flat represents an excellent opportunity for buyers seeking a home within reach of Aldridge's facilities and transport links.





Property Specification

Hall

Living Room - 6.48m (21'3") max x 3.28m (10'9")

Kitchen - 3.28m (10'9") x 2.10m (6'11")

Bedroom 1 - 3.90m (12'10") x 3.75m (12'4")

Bedroom 2 - 3.00m (9'10") x 2.10m (6'11")

Bathroom - 2.25m (7'4") x 1.55m (5'1")

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: 16th December 2025

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.

Viewer's Note:

Services connected: Water, Electric & Drainage

Council tax band: C

Tenure: Commonhold - 146 Years Remaining

Ground Rent: Peppercorn


Service Charge: £115 per month

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

