



The Glades, Aldridge  
Walsall, WS9 8RN

Offers Over £360,000

# Aldridge

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Paul Carr Estate Agents are pleased to offer for sale this superb, three-bedroom link-detached house which is set in a popular cul-de-sac location, within easy reach of Aldridge centre and its range of shops, cafés and everyday amenities.

The ground floor features a light and airy living room with a bow window to the front, leading through to a striking kitchen / diner fitted with a range of units including a pull-out larder unit, integrated fridge, freezer, double oven and 5-ring gas hob with extractor over, plus a dishwasher. There is a useful utility / guest WC, storage space and access from the kitchen to a conservatory, providing an additional versatile space.

Upstairs, there are two double bedrooms and one single bedroom complemented by the stylish shower room, which includes a shower cubicle, WC and wash basin.

Outside, the property benefits from driveway parking to the front and a low-maintenance rear garden.

The house is well placed for Aldridge centre, which offers local supermarkets, independent retailers, cafés and pubs. Popular green spaces such as Aldridge Cricket & Hockey Club grounds and local parks are within easy reach, offering walking and leisure opportunities.

Nearby schools in Aldridge include a selection of primary and secondary options, making the location practical for families.

Public transport links are available via local bus routes connecting Aldridge with Walsall, Sutton Coldfield and Birmingham. Rail services can be accessed from nearby Walsall or Sutton Coldfield stations, offering routes into Birmingham in around 20-25 minutes, making the property a convenient base for commuters.





## Property Specification

### Hall

**Lounge** 4.62m (15'2") max x 3.40m (11'2") max

**Kitchen Diner** 6.84m (22'5") x 3.92m (12'10") max  
/ 2.60m (8'6") min

**Conservatory** 4.00m (13'1") max x 2.23m (7'4")

**Utility / WC** 2.01m (6'7") x 1.38m (4'6")

### Landing

**Bedroom 1** 4.33m (14'2") max x 2.50m (8'2")

**Bedroom 2** 2.97m (9'9") max x 2.50m (8'2")

**Bedroom 3** 3.00m (9'10") x 1.84m (6')

**Shower Room** 1.77m (5'10") x 1.66m (5'5")

## Viewer's Note

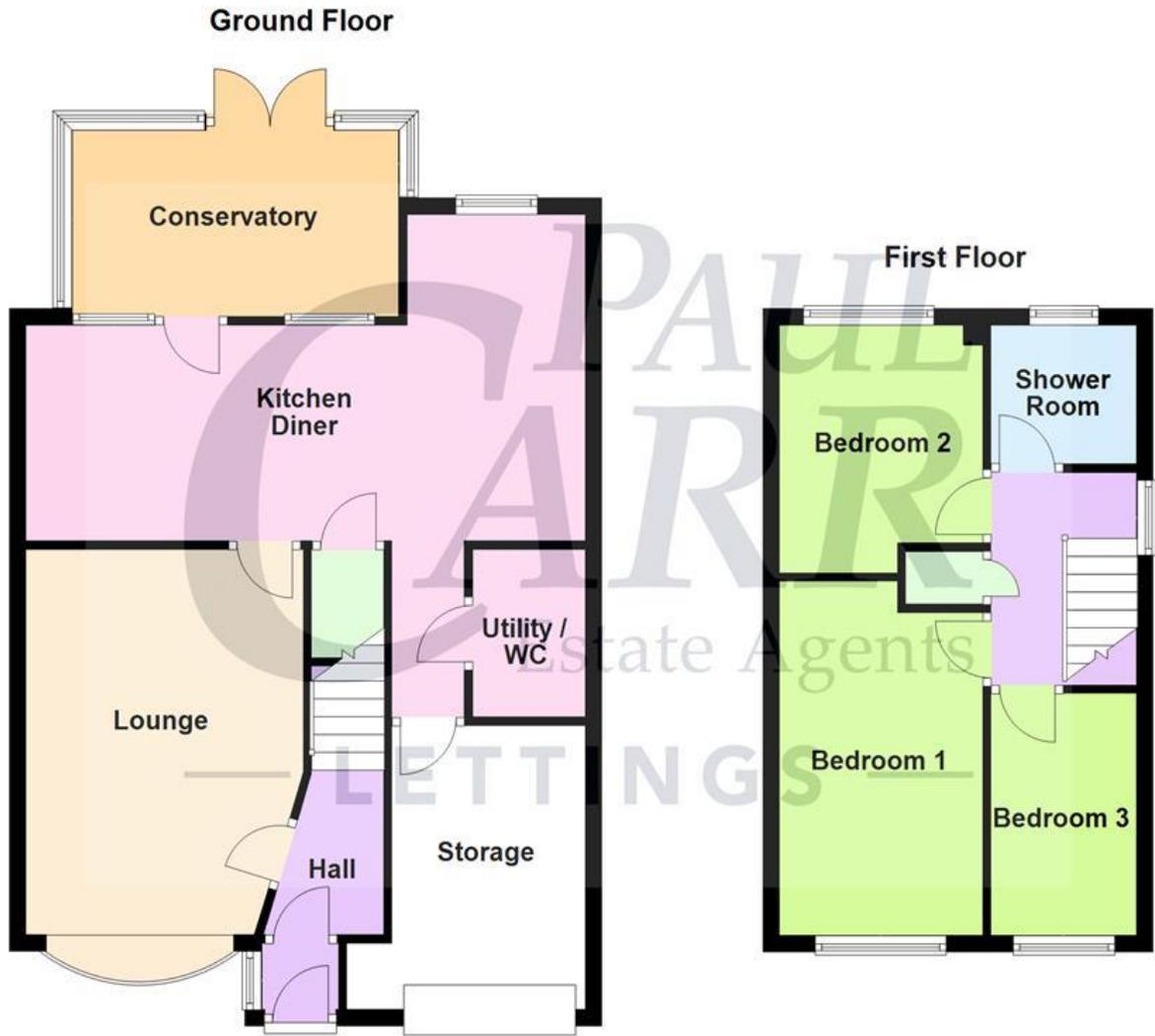
Services connected: Gas, electricity, water and drainage.  
Council tax band: D  
Tenure: Freehold

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:

**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.

# 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

