



Wheatland Grove, Aldridge  
Walsall, WS9 0SR

**£850,000**



# Aldridge

## £850,000

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Paul Carr Estate Agents are delighted to present for sale this impressive five-bedroom detached house, superbly positioned at Wheatland Grove - a desirable Cul-de-Sac in Aldridge. This exceptional property is set in a sought-after location, enjoying pleasant views to the rear and having convenient access to local amenities, nearby schools, and excellent public transport links.

Upon entering, you are greeted by a welcoming hallway featuring access to a guest WC. Three elegant reception rooms provide versatile living spaces, comprising a spacious lounge with double doors leading into the light and airy dining room, and an inviting sitting room with window to the front elevation, all designed for comfortable family living and entertaining.

The stunning breakfast kitchen is a true highlight, fitted with a wide range of contemporary units, an integrated microwave oven, oven, 5-ring gas hob with stylish extractor over, and dishwasher. French windows open to the rear, seamlessly connecting indoor and outdoor living. Adjacent is a practical utility room.

To the first floor, the principal bedroom features a dressing area, ample fitted wardrobe space, and a luxurious ensuite shower room with spa shower, WC, and wash basin and there are two further double bedrooms, along with a useful "study area" off the landing. The principal bathroom is finished to an exceptional standard, boasting under-floor heating, a stylish bath, twin basins, WC, and shower cubicle. To the second floor there are two further excellent double bedrooms, complemented by a practical shower room.

Externally, the property benefits from driveway parking, double garage, EV charging, and a beautiful, tiered rear garden - perfect for enjoying picturesque views and relaxation.

This fine family home combines superb presentation with an enviable location. Viewing is highly recommended.





## Property Specification

Living Room	4.95m (16'3") x 4.35m (14'3")
Dining Room	3.86m (12'8") x 3.14m (10'4")
Sitting Room	3.86m (12'8") x 3.23m (10'7")
Kitchen / Breakfast Room	6.85m (22'5") x 4.06m (13'4") max / 3.14m (10'4") min
Utility	2.64m (8'8") x 1.63m (5'4")
Guest WC	
Double Garage	5.10m (16'9") x 5.10m (16'9")
First Floor Landing (With Study Area)	
Bedroom 1	4.95m (16'3") x 4.45m (14'7") max
Dressing Area & Ensuite Shower Room	
Bedroom 2	3.86m (12'8") x 3.81m (12'6") to w/robe front
Bedroom 3	3.86m (12'8") x 3.14m (10'4") plus alcove
Bathroom	3.14m (10'4") x 2.35m (7'8")
Second Floor Landing	
Bedroom Four	5.36m (17'7") plus recess x 4.35m (14'3")
Bedroom Five	5.36m (17'7") plus recess x 3.36m (11') max / 2.80m (9'2") min
Shower Room	2.10m (6'11") x 2.05m (6'9")

## 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:

## Viewer's Note

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



# 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		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

