



24 Walsall Wood Road, Aldridge,  
Walsall, WS9 8QT

Offers in the Region Of £325,000



# Aldridge

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Paul Carr Estate Agents are delighted to offer for sale this superb, period property which is bristling with charm and character throughout.

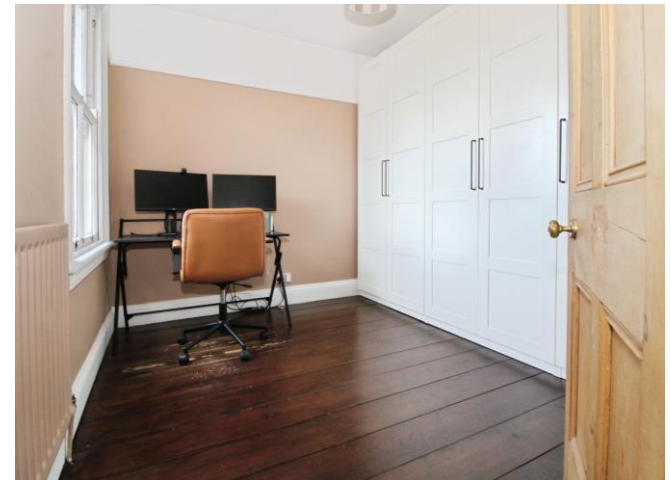
The property benefits from public transport links nearby, with regular bus services connecting Aldridge to Walsall and Birmingham. For those who commute by rail, Walsall train station is a short drive away and provides regular direct services to Birmingham New Street, with a journey time of approximately 25 minutes. Local schools are conveniently situated in the area, making this a practical choice for families.

The house features two reception rooms: an attractive living room with a bay window to the front and a feature fireplace, and a generous dining room, also benefiting from a feature fireplace.

The extended kitchen is fitted with a range of units and integrated appliances, including a fridge / freezer, dishwasher, washing machine, a Neff microwave oven, and a stylish Neff "slide and hide" oven. There is also a Belfast style sink and bifold doors opening to a courtyard area with brick-built store and further lawned rear garden beyond.

Upstairs, the property offers three bedrooms - a generous double bedroom, a second double bedroom, and a single bedroom. The bathroom is fitted with a free-standing bath with shower over, WC, and wash basin.

The location benefits from proximity to Aldridge centre with its range of amenities, plentiful local cafés, and parks such as Aldridge Croft, all only a short stroll away.







## Property Specification

Hall

Lounge - 3.63m (11'11") plus bay x 3.50m (11'6")

Dining Room - 4.04m (13'3") x 3.76m (12'4")

Kitchen - 5.20m (17'1") x 2.80m (9'2")

Bedroom 1 - 4.88m (16') x 2.97m (9'9") plus alcove

Bedroom 2 - 2.97m (9'9") x 2.79m (9'2")

Bedroom 3 - 2.94m (9'8") x 1.69m (5'6")

Bathroom - 3.16m (10'4") x 2.87m (9'5")

### 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: 14th November 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

# 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(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

