



High Croft, Aldridge
Walsall, WS9 8XL

£335,000

Aldridge

£335,000

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1



2



Paul Carr Estate Agents are delighted to offer for sale this three-bedroom semi-detached house set in a quiet Cul-de-Sac in Aldridge, well placed for local amenities, schools and green spaces.

The ground floor features a generous through lounge / dining room with bow window to the front, feature fireplace, and access to a conservatory which overlooks and gives access to the rear garden. The garage has been converted to create an additional reception room - ideally suited to being a useful hobby or playroom or even a potential bedroom, providing versatility for potential buyers.

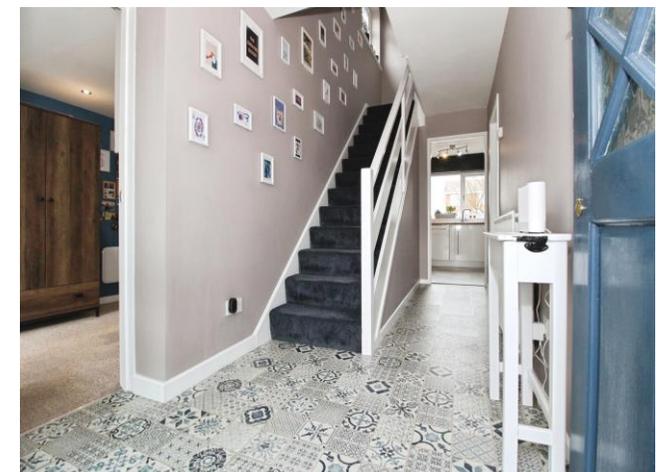
The stylish modern kitchen offers a range of fitted units with integrated fridge, freezer, dishwasher, oven and gas hob. A doorway leads to the useful utility room with guest WC off and access to the rear garden.

Upstairs are three bedrooms: two doubles and one single, served by a family bathroom with WC, wash basin and bath with mains shower fitted.

Externally, the property benefits from a neatly maintained rear garden and driveway parking to the front.

The house is conveniently positioned for Aldridge village centre, which offers supermarkets, independent shops, cafés and everyday services. There are a number of nearby primary and secondary schools, contributing to the area's family appeal. Green spaces and local parks around Aldridge provide walking routes and recreation opportunities.

Public transport links are accessible via local bus services connecting to Walsall, Sutton Coldfield and Birmingham. Walsall railway station, a short drive away, offers services towards Birmingham, with journey times to Birmingham New Street typically around 20-25 minutes, providing connections across the wider region. Major road links, including the A452 and routes towards the M6 and M5, offer convenient access for commuters.





Property Specification

Lounge / Diner	7.31m (24') x 3.25m (10'8") max / 2.47m (8'1") min
Conservatory	2.80m (9'2") x 2.36m (7'9")
Kitchen	2.78m (9'2") x 2.58m (8'6")
Utility	3.20m (10'6") max x 2.28m (7'6") max
WC	
Hobby / Play Room	4.63m (15'2") x 2.28m (7'6")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.44m (11'3") x 2.67m (8'9")
Bedroom 3	2.57m (8'5") x 1.95m (6'5")
Bathroom	2.40m (7'10") x 1.66m (5'5")

Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	C
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.

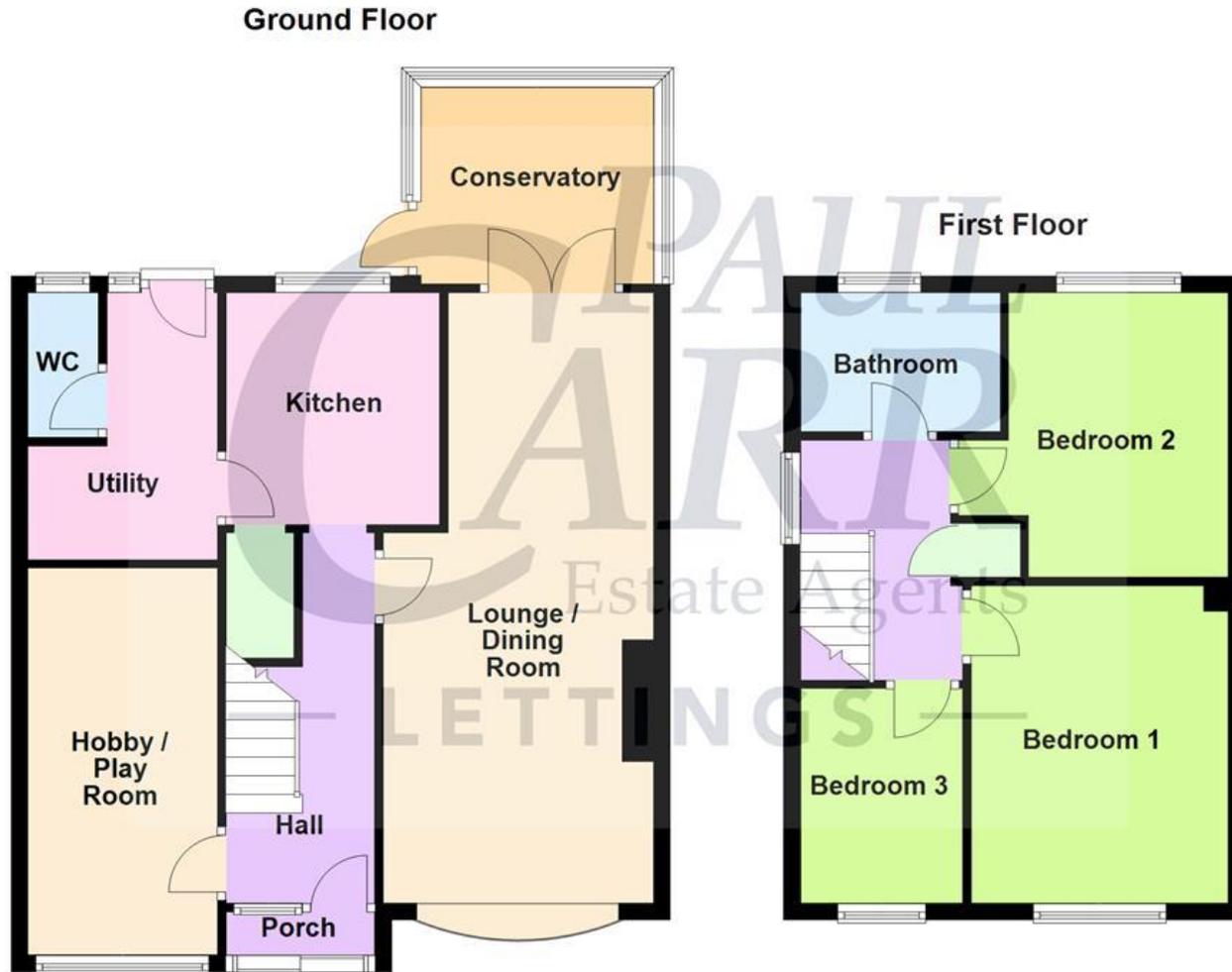
Floor Plan

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

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

