



63 Birmingham Road, Aldridge,
Walsall, WS9 0AJ

Offers in the Region Of £350,000

Aldridge

Offers in the Region Of £350,000



Paul Carr Estate Agents are delighted to offer for sale this detached family home.

Situated in a most sought-after residential location this property offers an excellent opportunity for modernisation and improvement.

Offered for sale with no upward chain the property briefly comprises, three bedrooms, through lounge and dining area, kitchen, useful lobby and storage area, family bathroom and WC.

The property further benefits from good size rear garden along with garage and driveway providing off road parking.

Viewing is recommended at the earliest possible opportunity.





Property Specification

Entrance Hallway

Lounge/Diner - 21' 3" max x 13' 3" max
(6.48m max x 4.04m max)

Kitchen - 12' 1" x 9' 6"
(3.68m x 2.89m)

Downstairs WC

Useful Store

Bedroom One - 13' 0" x 9' 4"
(3.95m x 2.85m)

Bedroom Two - 11' 7" x 9' 11"
(3.53m x 3.03m)

Bedroom Three - 9' 5" x 7' 2"
(2.88m x 2.18m)

Family Bathroom & Separate WC

Garage

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: 18th February 2025

Viewer's Note:

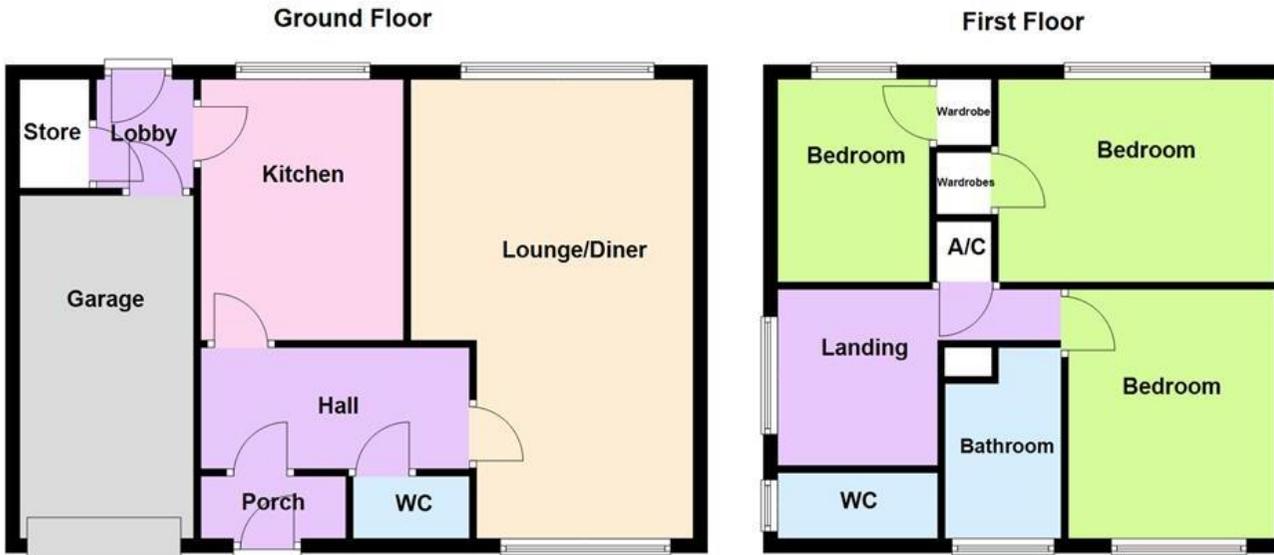
Services connected: Gas, Electric, Drainage and Water

Council tax band: E

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+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(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

