



5 Berryfields, Aldridge,  
Walsall, WS9 0EE

£360,000



# Aldridge

£360,000



Paul Carr Estate Agents are please to offer for sale this three-bedroom link detached property set in a popular location within Aldridge.

The property comprises a porch and hallway with access to the ground floor WC and door to a through lounge diner. One utility is accessed from the rear of the lounge diner, along with patio doors leading in to the light and airy conservatory with access out on to the rear garden which is neatly maintained and has both patio and lawned areas along with a selection of trees and shrubs.

The modern kitchen has a range of base units with an integrated electric hob and door leading to the garage via a side lobby/utility space which houses a sink and plumbing for a washing machine.

Stairs from the hallway lead to the first floor where there are three bedrooms, two of which are doubles, along with a second WC and a family bathroom with both bath and shower.

To the fore, there is a driveway with access to the garage and a small lawned area.







## Property Specification

Porch

Hallway

WC - 1.79m (5'10") x 0.78m (2'7")

Lounge/Dining Room -  
6.42m (21'1") x 3.37m (11'1")

Kitchen - 3.22m (10'7") x 2.92m (9'7")

Utility Area - 6.42m (21'1") x 1.27m (4'2")

Conservatory - 3.70m (12'2") x 2.85m (9'4")

WC - 1.30m (4'3") x 0.69m (2'3")

Bedroom 1 - 3.88m (12'9") max x 2.98m (9'9")

Bedroom 2 - 3.95m (12'11") x 3.38m (11'1")

Bedroom 3 - 2.59m (8'6") x 1.94m (6'4")

Bathroom - 2.31m (7'7") x 2.20m (7'2")

Garage - 4.77m (15'8") x 2.86m (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: 30th April 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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

