PAUL CARR Estate Agents Sales & Lettings

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# Leacliffe Way, Streetly/Aldridge border, WS9 0PW

**Offers in Excess of £340,000**

A spacious and highly desirable detached bungalow on the Streetly/Aldridge Border nestled in a quiet and attractive cul-de-sac, this beautifully maintained detached bungalow offers a rare opportunity to acquire a spacious and versatile home in one of the area's most sought-after residential locations.

Conveniently positioned on the border of Streetly and Aldridge, the property combines the tranquillity of suburban living with excellent access to local amenities, transport links, and green spaces.

Offered for sale with no upward chain, this home is perfectly suited to those looking to downsize, relocate, or enjoy single-level living in comfort and style.

Upon entering the property, you are greeted by a welcoming entrance hall that leads into the heart of the home.

The spacious lounge is bright and airy, featuring large windows that allow for an abundance of natural light, creating a warm and inviting atmosphere —ideal for both relaxation and entertaining.

The modern fitted kitchen diner is thoughtfully laid out to provide a practical and social space, with ample room for dining. Whether you're preparing a family meal or hosting guests, this room offers both function and style.

There are two generously sized double bedrooms, both of which are tastefully decorated and provide peaceful retreats. The main bedroom benefits from views over the rear garden, while the second bedroom offers ample flexibility, making it ideal as a guest room, home office, or hobby space. The contemporary shower room has been finished to a high standard, with sleek tiling, a walk-in shower, and modern fittings, offering both comfort and convenience.

Externally, the property continues to impress. The charming rear garden is well maintained and beautifully screened with mature shrubs and fencing, offering a high degree of privacy. A paved patio area provides the perfect spot for outdoor seating, dining, or simply enjoying the peaceful surroundings. To the front of the property, there is a driveway providing off-road parking, and access to a useful garage, offering additional parking or storage space.

This exceptional bungalow presents an ideal opportunity for buyers seeking a move-in-ready home in a desirable and established residential area.

Internal viewing is strongly recommended to truly appreciate the size, condition, and setting of the accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



## ***Accommodation***

Hallway

Lounge 15' 9'' max x 10' 7'' max
(4.80m x 3.22m)

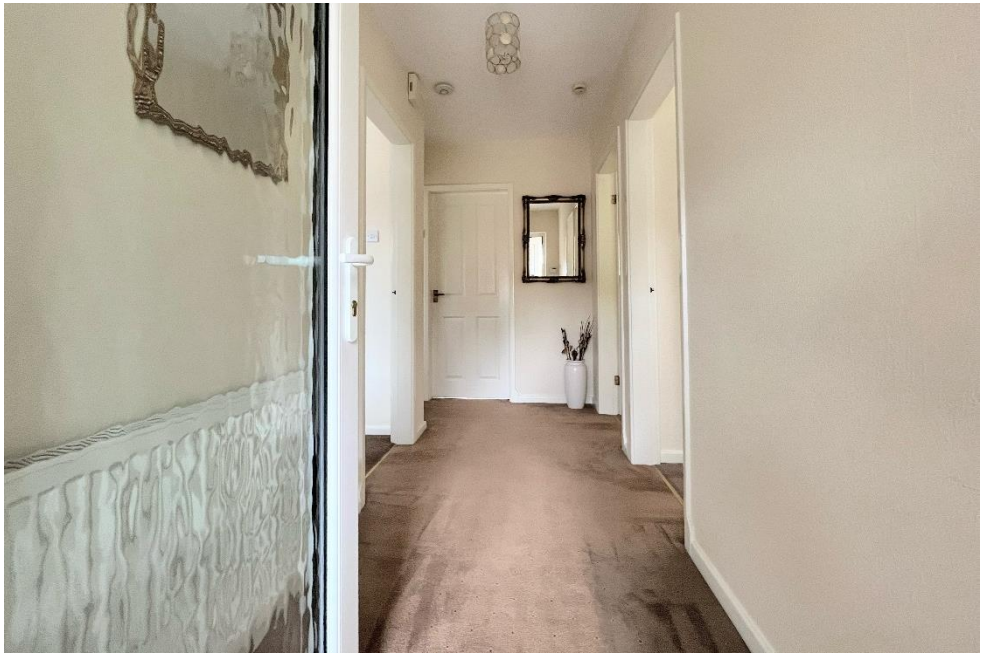
Fitted Kitchen Diner 14' 9'' max x 8' 7'' max
(4.49m x 2.61m)

Bedroom One 12' 9'' max x 10' 11'' max
(3.88m x 3.32m)

Bedroom Two 12’ x 9’ x 10’ x 11’
3.88m x 3.32m

Shower Room 6' 7'' x 5' 4''
(2.01m x 1.62m)

Garage 17' 2'' x 8' 6''
(5.23m x 2.59m)







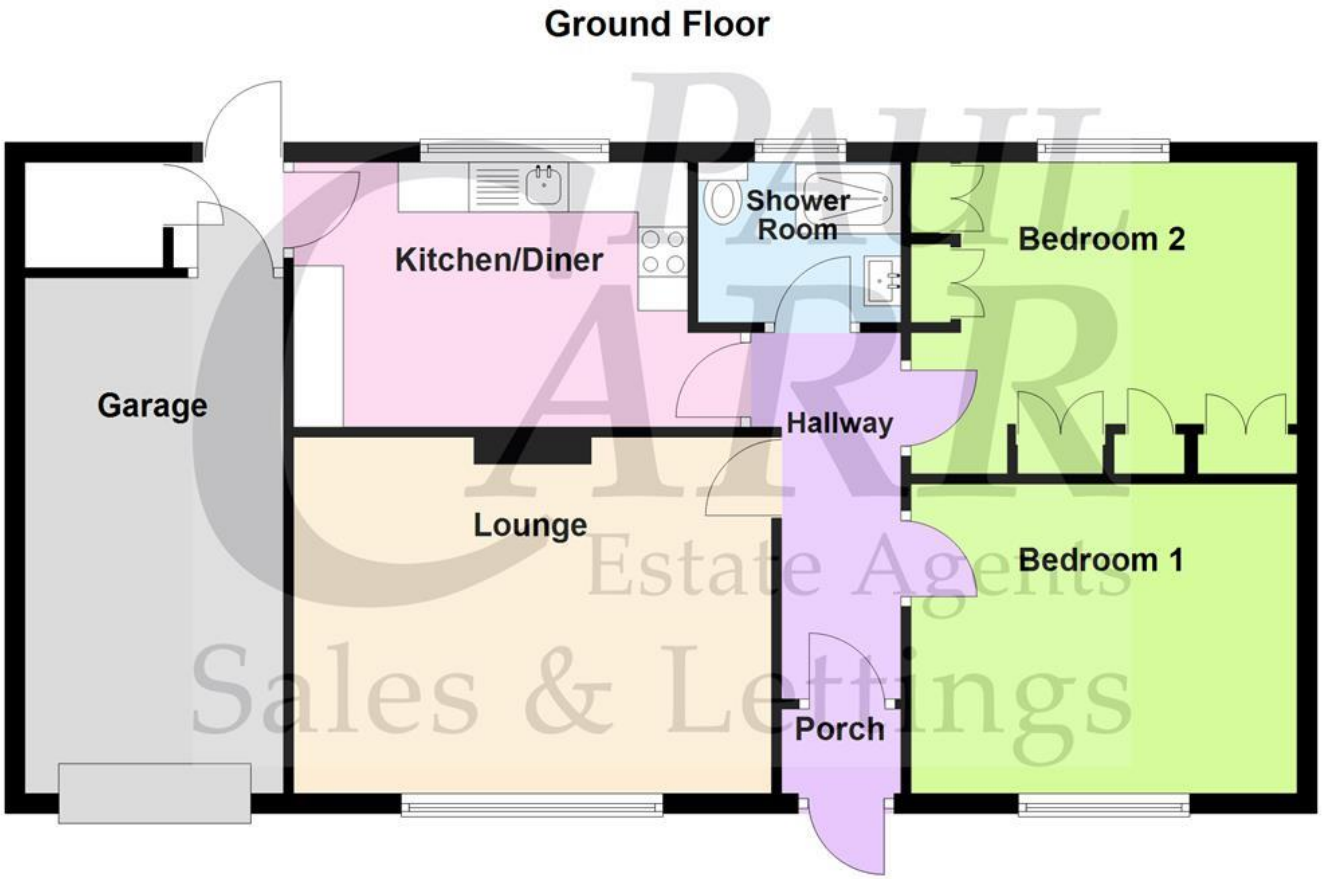




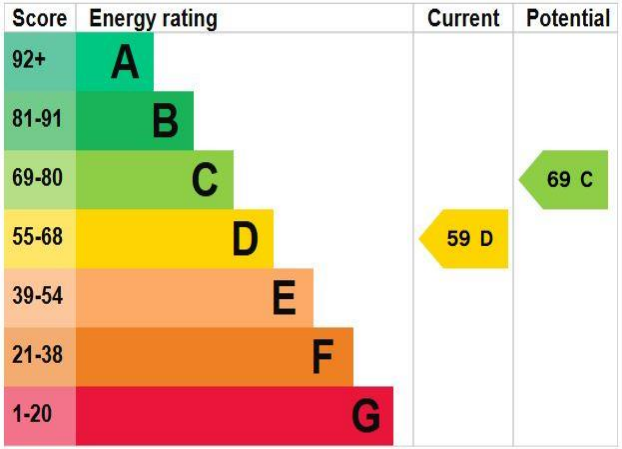


# Floor Plan

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




## Energy Performance Rating




## Map Location

















## *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: 12th June 2025
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.