



2 The Meadows, Aldridge, Walsall, West Midlands, WS9
0LB

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£500,000 Offers Over

Bill Tandy and Company are delighted to offer sale this immaculately presented, extended and thoughtfully improved home which the current owners have created a larger-than-average accommodation with flexible living options. The impressive accommodation includes an entrance porch, welcoming hallway, guest cloakroom, spacious lounge, separate study, and a superb open-plan dining kitchen with family sitting area. A useful utility room completes the ground floor. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The main bedroom could be ideally used as a potential annexe for a family member. Outside, the property enjoys a generous in-and-out driveway providing excellent parking, leading to a substantial double garage capable of housing two to three vehicles. The garage features insulated, higher-than-average electric doors—ideal for 4x4s, commercial vehicles or car enthusiasts. Attractive rear gardens offer a private space for relaxation and entertaining. Aldridge is ideally positioned for commuters, with the A5 and M6 Toll within approximately five miles at Shenstone, giving easy access to the M6, M5, M42 and M54 motorway networks. Excellent local shopping is available in Aldridge and Walsall, and the area is well served by highly regarded schools, including St Francis of Assisi Catholic Technology College and the renowned Queen Mary's Grammar Schools in Walsall.



PORCH

approached via a double glazed front entrance door and having double glazed windows to front and side, tiled floor, feature archway, useful store cupboard and UPVC double glazed door opens to:

RECEPTION HALL

having oak wooden floor, stairs to first floor with under stairs storage recess, radiator and doors open to:

LOUNGE

4.52m max into bay x 3.65m (14' 10" max into bay x 12' 0") having double glazed walk-in bay window to front, radiator and a feature and focal point fireplace having contemporary hearth, inset, surround and mantel above housing a stainless steel gas fire.

OFFICE/FAMILY ROOM

3.46m max x 3.00m (11' 4" max x 9' 10") having double glazed windows to front and side and radiator.

RE-FITTED DINING KITCHEN

6.39m max x 5.48m max (21' 0" max x 18' 0" max) having been extended and offering both a sitting area, dining area and updated kitchen. The sitting area has useful base storage, wall mounted contemporary gas fire, radiator and opens into the dining area having double glazed window and door to rear, radiator and provision for a wall mounted T.V. The kitchen has been superbly improved with a range of cream Shaker style kitchen units with under-unit lighting, round edge work tops, tiled splashback surround, inset stainless one and a half bowl sink with drainer, wall mounted units with under-unit lighting, inset five ring gas hob with glass splashback surround and extractor fan above, inset Bosch double oven and grill, spaces for white goods, spotlighting to ceiling and breakfast bar area.

UTILITY ROOM

4.54m x 1.98m (14' 11" x 6' 6") having double glazed window and door to rear garden, tiled flooring, door to double garage, radiator, tiled floor, spotlighting to ceiling, cream Shaker style cupboards with round edge preparation work tops above, wall mounted cupboards, space for fridge/freezer and washing machine, separate loft access and door to:

GUESTS CLOAKROOM

having modern suite comprising vanity unit with inset wash hand basin and storage and low flush W.C., tiled splashback surround, tiled floor and radiator.

FIRST FLOOR LANDING

having loft access and doors open to:



BEDROOM ONE

5.97m x 4.65m (19' 7" x 15' 3") one of the distinct features of the property is this generous extended main bedroom having the potential to be an ideal annexe, however could also be divided into two rooms. The room has double glazed windows to front and rear, radiators, door to en suite and further door to:

WALK-IN WARDROBE

having a range of hanging rails, power and lighting sockets and also houses the Worcester boiler.

EN SUITE SHOWER ROOM

3.68m max x 3.19m max (12' 1" max x 10' 6" max) having an obscure double glazed window to front, two chrome heated towel rails, contemporary white suite comprising two wash hand basins, low flush W.C., bidet and shower cubicle with shower appliance over, tiled surround, and tiled flooring,

BEDROOM TWO

4.70m max into bay x 3.40m max into wardrobes (15' 5" max into bay x 11' 2" max into wardrobes) having a superb range of fitted wardrobes with sliding mirrored doors, walk-in double glazed bay window to front, radiator and spotlighting.

BEDROOM THREE

3.66m x 3.40m (12' 0" x 11' 2") having double glazed window to rear and radiator.

BEDROOM FOUR

3.00m max x 2.45m (9' 10" max x 8' 0") having double glazed window to front and radiator.



FAMILY BATHROOM

2.61m x 2.40m (8' 7" x 7' 10") superbly modernised and updated having modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and twin-ended bath with shower head attachment and shower enclosure with shower appliance over and spotlighting to ceiling, chrome heated towel rail and radiator.

OUTSIDE

To the front of the property is an in-and-out tarmac driveway with block paved border providing parking for numerous vehicles and leading to the garaging and side gated access. To the rear of the property is a well cared for garden having patio entertaining space, sheltered storage area, external security light, shaped lawn, additional paved terrace with storage shed and fenced surround.

DOUBLE GARAGE

8.76m max x 7.96m max (28' 9" max x 26' 1" max) this good sized garage is ideal for two to three cars, depending on their size, and is approached via two insulated electrically operated higher than normal entrance doors. The garage has an abundance of lighting, power supply, radiator, utility area and door to utility.

COUNCIL TAX

Band C.

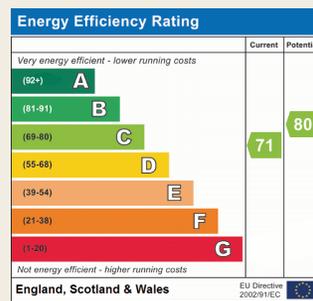
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



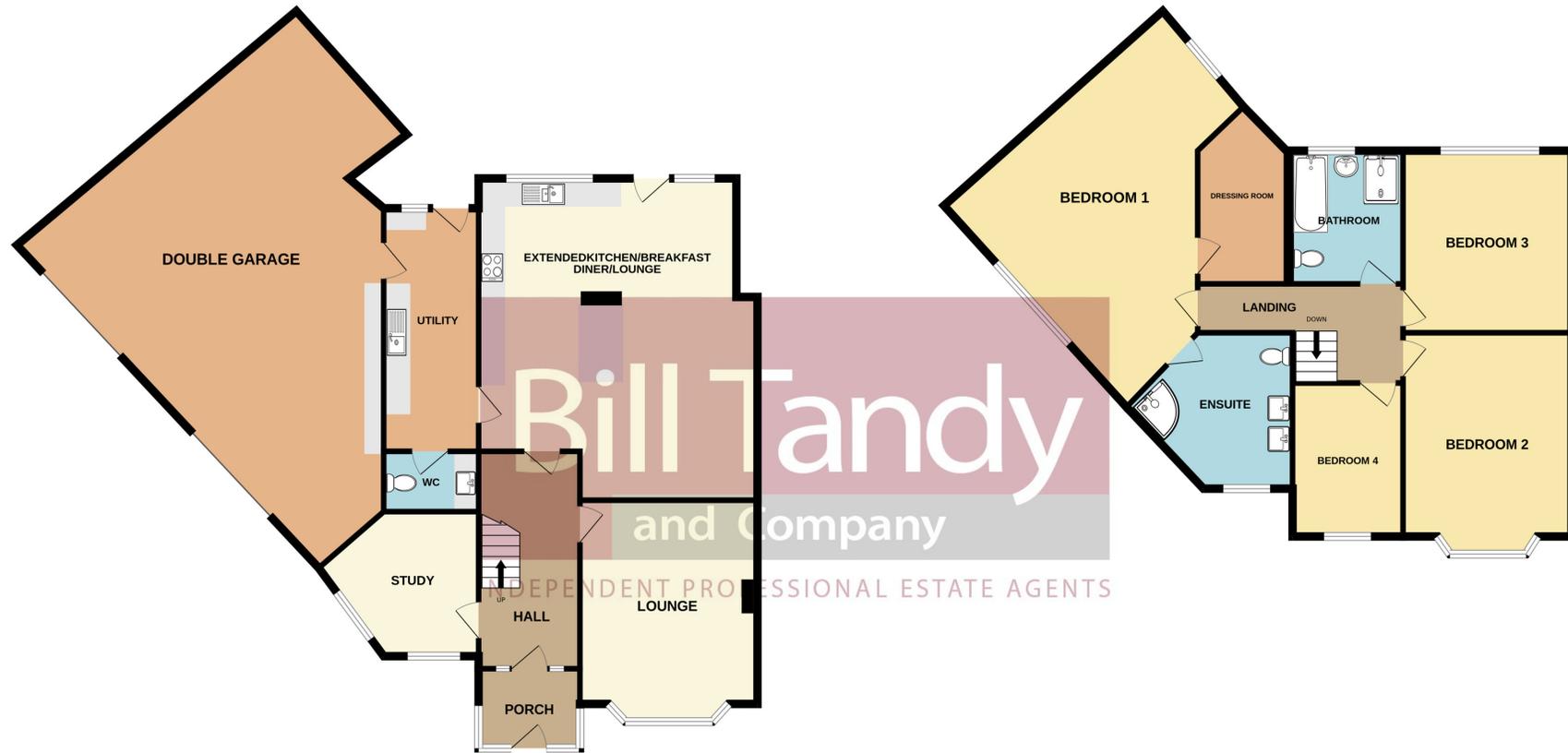
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



2 THE MEADOWS, ALDRIDGE, WS9 0LB

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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