

CHRIS FOSTER & Daughter

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87 Leighswood Road, Walsall, WS9 8AP Asking Price £280,000

Chris Foster & Daughter are pleased to offer for sale this spacious, three bedroom period end-of-terrace house in a much sought road within Aldridge. The accommodation comprises in brief: through lounge/diner, fitted kitchen, three bedrooms and a family bathroom. Further benefits include double glazing and central heating (both where specified), front and rear gardens, access driveway to side and parking space to the rear. Immediate viewing of this great family home is highly recommended in order to avoid potential disappointment.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - To Follow



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



87 Leighswood Road, Walsall



Lounge/Diner



Lounge/Diner



Kitchen



Bedroom One



Bedroom Two



Bedroom Three

87 Leighswood Road, Walsall



Bathroom



Rear Garden



Rear Elevation



Side Access

87 Leighswood Road, Walsall

Aldridge

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

Frontage

Having a garden to the fore flanked by paved path leading to door to:-

Through Lounge/Diner

7.67m max x 4.67m max (25'2" max x 15'4" max)

With two central heating radiators, uPVC double glazed bay window to the front, uPVC double glazed window to the rear and door to:-

Kitchen

4.39m x 2.74m (14'5" x 9'0")

With a range of eye and base level units with work surface over incorporating single drainer sink unit, tiled splashbacks, built-in storage cupboard, uPVC double glazed windows to the side and rear, central heating radiator, tiled floor and part frosted uPVC double glazed door to the side.

First Floor Landing

With central heating radiator, loft access and doors off to:-

Bedroom One

4.67m max into wardrobe x 3.45m (15'4" max into wardrobe x 11'4")

With central heating radiator, fitted wardrobe and two uPVC double glazed windows to the front.

Bedroom Two

4.06m max into wardrobe x 2.87m (13'4" max into wardrobe x 9'5")

With central heating radiator, fitted wardrobe and uPVC double glazed window to the rear.

Bedroom Three

2.77m max x 2.21m max (9'1" max x 7'3" max)

Currently having a low flush w.c, wash hand basin, shower cubicle, central heating radiator, frosted uPVC double glazed window to the side and uPVC double glazed window to the rear.

Bathroom

With suite comprising bath, low flush w.c, wash hand basin, heated towel rail and frosted uPVC double glazed window to the side.

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Rear Garden

Having a paved and block-paved rear garden with double gates to the rear. A driveway to the side gives vehicular access for the property, as well as for four neighbouring properties. Parking space to the rear.

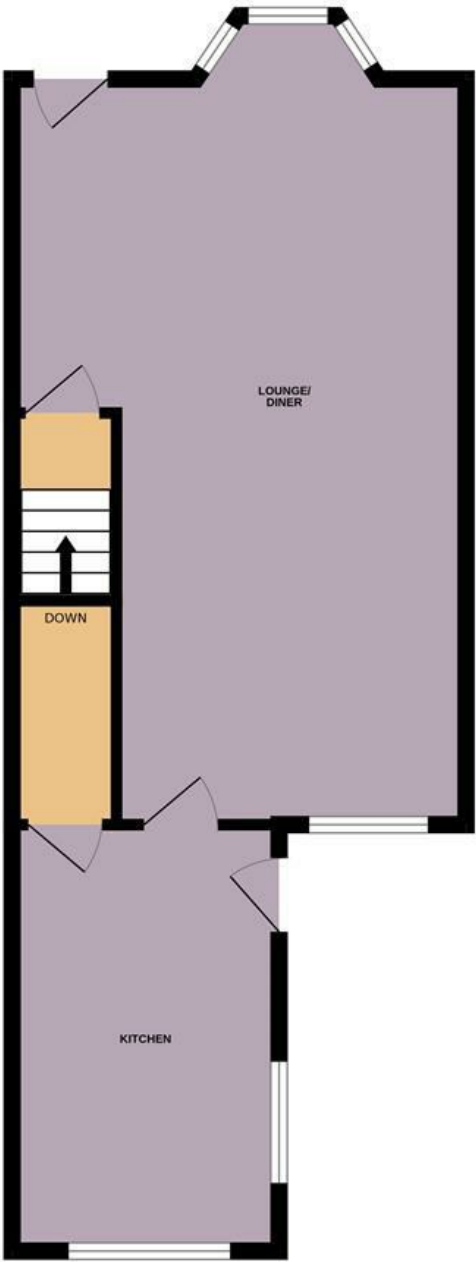
We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

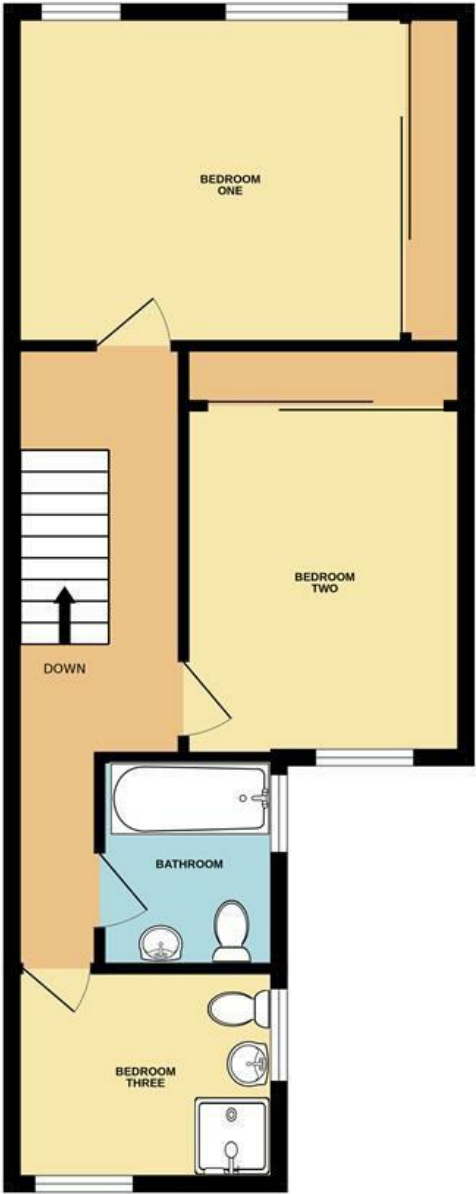
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC