

157A WALSALL WOOD ROAD
WALSALL
WS9 8HA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A newly-refurbished, modern one-bedroom apartment located in Lazy Hill, ideally positioned close to local amenities, schools and transport links.

ACCOMMODATION

First Floor Apartment:

Entrance hallway

Large double bedroom

Open-plan kitchen/living area

Utility space

Family bathroom

Internal room

Garden and Grounds:

Private entrance

EPC Rating: D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Conveniently located close to local amenities including a convenience store, and a variety of dining options in Lazy Hill. Nearby Aldridge Centre offers additional supermarket options such as Morrisons, alongside a diverse selection of shops and restaurants in the village.

Nestled between St. Mary's Parish Church and the shopping centre, The Croft in Aldridge is just under 1.5 miles from the property and provides a beautiful open space at the heart of the town centre. For fitness and leisure, Oak Park Active Living Centre is only a short drive away, offering a hub of recreational opportunities.

This prime location also benefits from excellent transport links, providing quick and easy access to Sutton Coldfield, Lichfield, Tamworth, Birmingham and beyond.

Description of Property

A single internal staircase leads up to the entrance of the property and into a hallway, providing access to the double-bedroom, open-plan living and kitchen area, utility space and bathroom.

The main bedroom is spacious and well-proportioned, offering a comfortable retreat, while an additional internal room provides useful extra space that could be used as a study, dressing room or for storage.

The living space is bright and airy, benefiting from a large window that allows plenty of natural light to flood in. The kitchen has been newly fitted with modern units and provides a practical, well-designed space for everyday use. From the kitchen, there is access to a contemporary bathroom featuring a walk-in shower and modern fittings.

The living areas feature hard flooring throughout, with carpet in the bedroom for added comfort. The property is heated via wall-mounted electric heaters.

Garden and Grounds

Tucked away from the road above a selection of local shops, the property benefits from its own private entrance located between two retail units. While there is no allocated parking, there is ample unrestricted parking available nearby.

Directions from Aston Knowles

From the agents' office at 8 High Street, head towards Coleshill Street. Continue straight onto Coleshill Street, turn right at the 1st cross street onto High Street/A5127. At the roundabout, continue straight onto Four Oaks Rd/A454. At the roundabout, take the first exit onto Little Aston Road. At the next roundabout, take the second exit and continue onto Little Aston Rd/A454. At the roundabout, take the fifth exit and stay on Little Aston Road/A454. Turn left onto Walsall Wood Road, then take a right onto Lazy Hill Road. Finally, turn left and the property is on the right-hand-side.

Distances

Sutton Coldfield - 4.0 miles
Lichfield - 7.0 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 13.0 miles
M6 - 5.0 miles
M6 Toll - 4.0 miles
M42 - 8.0 miles

(Distances approximate)

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Terms

Local Authority: Walsall Council
Tax Band: D
EPC rating: D
Broadband average area speed: The local area average is approximately 79.6 Mbps (faster options may be available in area)

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.





Services

We understand that mains water and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: February 2026

Particulars prepared: March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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		

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com