

# CHRIS FOSTER & Daughter

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## 42 Edward Avenue, Aldridge, WS9 8AX Guide Price £389,950

A particularly spacious, well presented and extended, four bedroom semi detached family residence that is situated within this highly sought after residential location close to Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Lounge/Diner \* Family Dining Kitchen \* Guest Cloakroom \* Study/Sitting Room \* Utility \* Four Bedrooms- Master with En Suite Shower Room \* Fitted Bathroom \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 42 Edward Avenue, Aldridge



Lounge/Diner



Lounge/Diner



Family Dining Kitchen

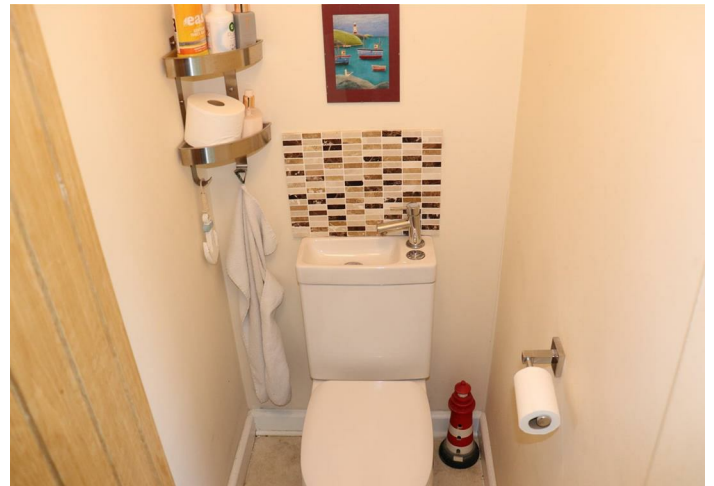


Family Dining Kitchen

# 42 Edward Avenue, Aldridge



Family Dining Kitchen



Guest Cloakroom



Sitting Room/Study



Utility



Bedroom One



# 42 Edward Avenue, Aldridge



En Suite Shower Room



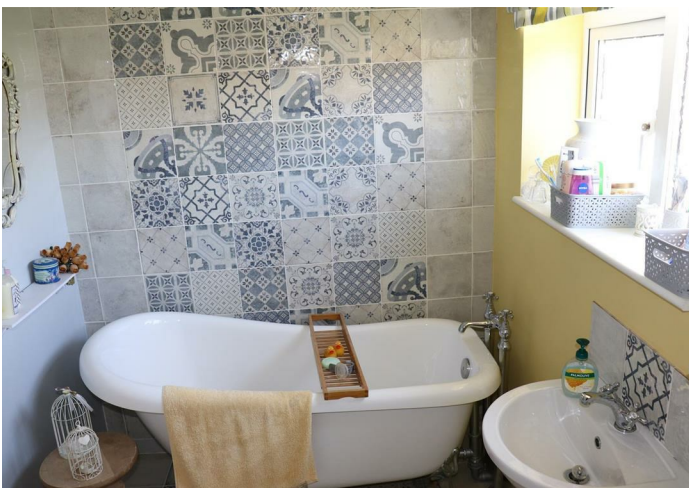
Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



## 42 Edward Avenue, Aldridge



Rear Garden

# 42 Edward Avenue, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, well presented and extended semi detached family residence that is situated within this highly sought after residential location close to Aldridge village centre.

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.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed french doors and windows to front elevation, ceiling light point and tiled flooring.

## **RECEPTION HALL**

having composite double glazed frosted door and window to front elevation, ceiling light point, central heating radiator, ceiling coving and under stairs storage.

## **LOUNGE / DINER**

7.75m x 3.33m (max) (25'05 x 10'11 (max))

having PVCu double glazed bow window to front elevation, and door and window to rear elevation, two ceiling light points, two central heating radiators, ceiling coving

## **FAMILY DINING KITCHEN**

7.14m x 3.63m (max) (23'05 x 11'11 (max))

PVCu double glazed door and window to rear, two central heating radiators, two ceiling light points and under cabinet lighting, under stairs storage cupboard, space for range style oven with extractor canopy over, range of wall, base units and drawers, working surfaces with inset bowl and half ceramic drainer sink having mixer tap over, space for fridge freezer, integrated "AEG" dishwasher and laminate flooring.

## **GUEST CLOAKROOM**

ceiling light point, WC with built in wash hand basin having mixer tap over.

## **STUDY / SITTING ROOM**

4.57m x 2.64m (15'00 x 8'08)

PVCu double glazed window to front, central heating radiator and ceiling light point.

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## UTILITY

2.39m x 1.85m (7'10 x 6'01)

PVCu double glazed frosted window to rear, central heating radiator, ceiling light point, working surfaces, space and plumbing for washer and dryer, extractor fan and laminate flooring.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side and rear, ceiling light point, ceiling coving, loft access and airing cupboard off.

## BEDROOM ONE

5.26m x 3.30m (17'03 x 10'10)

PVCu double glazed window to front, ceiling light point, two wall light points, ceiling coving, loft access and central heating radiator.

## EN SUITE

PVCu double glazed frosted window to rear, inset ceiling spotlights, central heating radiator, WC, vanity wash hand basin with mixer tap over, shower enclosure with tiled surround and thermostatic mixer shower fitted and extractor fan.

## BEDROOM TWO

4.04m x 3.33m (13'03 x 10'11)

PVCu double glazed window to front elevation, ceiling light point, ceiling coving and central heating radiator.

## BEDROOM THREE

3.45m x 2.84m (11'04 x 9'04)

PVCu double glazed window to rear elevation, ceiling light point, ceiling coving and central heating radiator.

## BEDROOM FOUR

2.95m x 2.26m (9'08 x 7'05)

PVCu double glazed window to front, ceiling light point and central heating radiator.

## BATHROOM

two PVCu double glazed frosted windows to rear, central heating radiator and wall mounted electric heater, extractor fan, WC, pedestal wash hand basin with mixer tap over, freestanding bath with chrome mixer tap over, shower enclosure with fitted surround and electric 'Triton' shower fitted over.

## OUTSIDE

### FORE GARDEN

slabbed driveway and shrubbed borders.

### REAR GARDEN

slabbed patio area, lawned area with mature shrub, fenced borders and useful shed.

## GARAGE

3.66m x 2.49m (12'00 x 8'02)

PVCu double glazed window to side, ceiling light point, up and over door to front and side access to the front.

## GENERAL INFORMATION

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

## **42 Edward Avenue, Aldridge**

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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