

# CHRIS FOSTER & Daughter

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## 57 Stonnall Road, Aldridge, WS9 8JZ Guide Price £625,000

An individually designed and constructed detached residence offering a truly unique living space and occupying a superb plot in a highly sought after residential location close to local amenities.

\* Reception Hall \* Guest Cloakroom \* Sitting Room/Bar \* Stunning Open Plan Split Level Lounge/Dining Room \* Fitted Breakfast/Kitchen \* Utility \* 2 Double Bedrooms - Both With En Suite Bathrooms \* Outside WC \* Double Garage \* Extensive Off Road Parking \* Large Attractive Gardens Backing Onto Druids Heath Golf Club \* Warm Air Central Heating \* Majority PVCu Double Glazing

Council Tax Band F  
Local Authority - Walsall



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



# 57 Stonnall Road, Aldridge



Sitting Room/Bar



Dining Area



Stunning Split Level Lounge/Dining Room

# 57 Stonnall Road, Aldridge



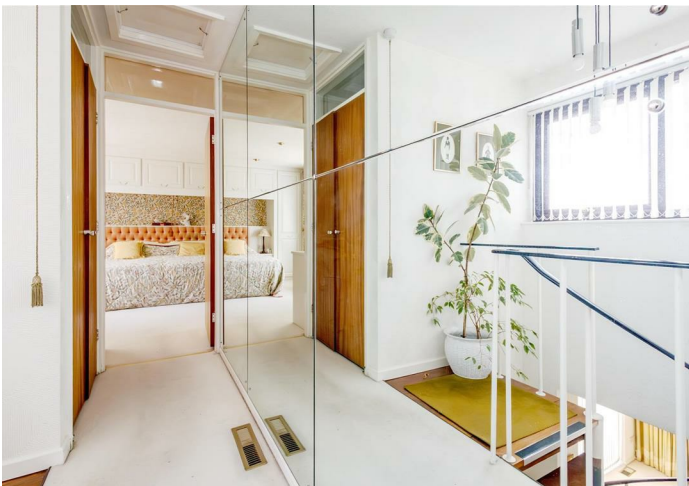
Fitted Breakfast/Kitchen



Utility



Guest Cloakroom



First Floor Landing



Bedroom One

# 57 Stonnall Road, Aldridge



Bedroom One



En Suite Bathroom



Bedroom Two

# 57 Stonnall Road, Aldridge



En Suite Shower Room



Landscaped Rear Garden



Rear Garden



Rear Elevation

# 57 Stonnall Road, Aldridge

An internal inspection is essential to begin to fully appreciate this spacious, individually designed and constructed detached residence that offers a truly unique living space. The property occupies a superb position in a highly sought after residential location close to local amenities and within easy reach of 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 warm air central heating system and majority PVCu double glazing, briefly comprises the following:

## **RECEPTION HALL**

PVCu double glazed entrance door, tiled floor and ceiling light point.

## **GUESTS CLOAKROOM**

PVCu double glazed window to front elevation, wc, vanity wash hand basin, ceiling light point and tiled walls and floor.

## **SITTING ROOM/BAR**

5.33m x 4.19m max (17'6 x 13'9 max)

PVCu double glazed window to front elevation, individual feature fireplace and canopy, tiled floor, vaulted ceiling, fitted bar unit, ceiling spotlights and double opening frosted glass doors open to:

## **SUPERB SPLIT LEVEL LOUNGE/DINING ROOM**

### **DINING AREA**

4.95m x 4.72m (16'3 x 15'6)

large PVCu double glazed window to side elevation, tiled floor, ceiling spotlights and additional lighting, spiral staircase to first floor and steps lead down to open plan:

### **LOUNGE AREA**

7.21m x 4.22m (23'8 x 13'10)

PVCu double glazed sliding patio doors to the rear and side elevations, vaulted ceiling, fitted shelving and displays.

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## **FITTED BREAKFAST/KITCHEN**

4.50m x 3.56m (14'9 x 11'8)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surrounds and inset sink unit having mixer tap over, breakfast bar, built in electric oven and microwave, electric hob with extractor canopy over, integrated fridge/freezer and dishwasher, tiled floor, two fluorescent strip lights, display shelving and cabinets.

## **UTILITY**

3.89m x 1.60m (12'9 x 5'3)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, range of fitted wall and base units, working surface with tiled surround and inset single drainer sink having mixer tap over, space and plumbing for washing machine, fluorescent strip light and boiler cupboard off.

## **FIRST FLOOR LANDING**

PVCu double glazed window to rear elevation, ceiling light point and airing cupboard off.

## **BEDROOM ONE**

4.22m x 3.99m (13'10 x 13'1)

PVCu double glazed window to rear elevation, range of fitted mirrored wardrobes, additional fitted wardrobes with double bed recess and overhead storage, matching dressing table and ceiling spotlights.

## **EN SUITE BATHROOM**

window to front elevation, whirlpool bath having mixer tap and shower attachment over, pedestal wash hand basin, wc, bidet tiled walls and floor.

## **BEDROOM TWO**

3.99m x 3.20m (13'1 x 10'6)

PVCu double glazed window to rear elevation, range of fitted mirrored wardrobes, additional fitted wardrobes with double bed recess and overhead storage, matching dressing table and ceiling spotlights.

## **EN SUITE SHOWER ROOM**

window to front elevation, tiled shower enclosure, pedestal wash hand basin, wc, ceiling light point, tiled walls and floor.

## **OUTSIDE**

### **DOUBLE GARAGE**

5.28m x 4.83m (17'4 x 15'10)

double opening sliding doors, two PVCu double glazed windows to side elevation and power.

### **OUTSIDE WC**

wc, wash hand basin, ceiling light point, tap and quarry tiled floor.

### **DEEP FORE GARDEN**

large 'Creteprint' driveway providing extensive off road parking, lawns and shrubs, outside lighting and power supply, additional paved area to side and gated side access leading to:

### **LANDSCAPED REAR GARDEN**

large paved patio, shaped lawn with mature, well stocked borders, trees and shrubs, ornamental pond, security lighting and views towards Druids Heath Golf Club.

## **GENERAL INFORMATION Sales Freehold**

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

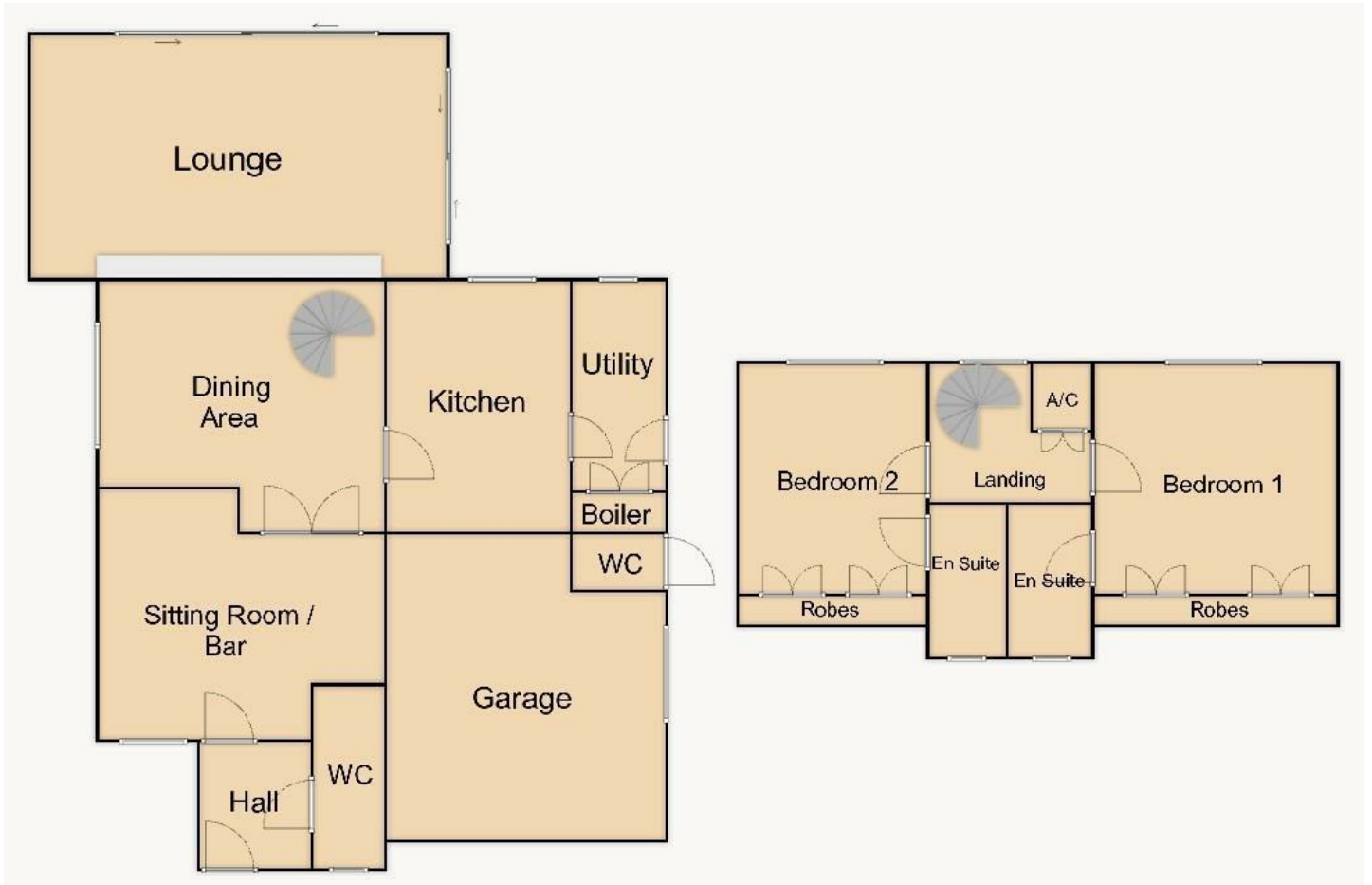
## **57 Stonnall Road, Aldridge**

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.



# 57 Stonnall Road, Aldridge



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	