

# CHRIS FOSTER & Daughter

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## 11 St. Thomas Close, Aldridge, WS9 8SL Guide Price £299,950

A well maintained and presented detached bungalow residence, occupying a quiet cul-de-sac position in this popular location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Modern Fitted Dining/Kitchen \* 2 Bedrooms \* Modern Bathroom \* Off Road Parking \* Single Garage To Rear \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 11 St. Thomas Close, Aldridge



Lounge



Lounge



Modern Fitted Dining/Kitchen



Modern Fitted Dining/Kitchen

# 11 St. Thomas Close, Aldridge



Modern Fitted Dining/Kitchen



Bedroom One



Bedroom Two

# 11 St. Thomas Close, Aldridge



Bedroom Two



Modern Bathroom



Rear Garden

# 11 St. Thomas Close, Aldridge

An internal inspection is essential to begin to fully appreciate this well presented, modernised detached bungalow that occupies a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities at Lazy Hill and further afield 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**

PVCu double glazed door to side elevation.

## **RECEPTION HALL**

double glazed frosted glass panelled entrance door, central heating radiator, ceiling light point and loft access.

## **LOUNGE**

4.42m x 3.35m (14'6 x 11')

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

## **MODERN FITTED DINING/KITCHEN**

4.75m x 3.05m (15'7 x 10')

PVCu double glazed window to side elevation, PVCu double glazed patio doors lead to the rear gardens, central heating radiator, two ceiling light points, range of luxury fitted wall, base units and drawers, solid wood working surface with matching upstand, built in electric oven and hob with stainless steel extractor canopy over, integrated fridge/freezer, space and plumbing for washing machine, central island with solid wood top incorporating stainless steel sink with mixer tap over and base unit and integrated slimline dishwasher below, tiled flooring to kitchen area and wall mounted 'Worcester' central heating boiler housed in matching unit.

## **BEDROOM ONE**

3.38m x 3.02m (11'1 x 9'11)

PVCu double glazed windows to front and side elevations, central heating radiator and ceiling light point.

## **BEDROOM TWO**

3.33m x 3.02m (10'11 x 9'11)

PVCu double glazed double opening doors to the rear, central heating radiator and ceiling light point.

# 11 St. Thomas Close, Aldridge

## **MODERN BATHROOM**

3.28m x 2.01m (10'9 x 6'7)

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, tiled corner shower enclosure, vanity wash hand basin and wc unit with storage cupboard below, tiled floor, ceiling spotlights and heated towel rail.

## **OUTSIDE**

### **SINGLE GARAGE TO REAR**

### **FORE GARDEN**

double width tarmac driveway providing off road parking, paved path and gated side access leads to:

### **REAR GARDEN**

paved patio area and pathway, lawn, mature borders, timber fencing access to the garage and gated rear access.

## **GENERAL INFORMATION**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">86</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<span style="font-size: 2em; color: green;">70</span>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	