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94 Leighswood Avenue, Aldridge, WS9 8BA Guide Price £350,000

A particularly spacious well presented extended four bedroomed semi detached family residence occupying an excellent position in this highly sought after residential location close to local amenities including Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Extended Fitted Kitchen * Utility * Ground Floor Shower Room & WC * Four Bedrooms * Modern Bathroom * Storage 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



94 Leighswood Avenue, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room

Extended Fitted Kitchen

94 Leighswood Avenue, Aldridge



Extended Fitted Kitchen



Utility



Ground Floor Shower Room



Bedroom One

94 Leighswood Avenue, Aldridge



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

94 Leighswood Avenue, Aldridge



Bedroom Four



Bathroom



Rear Garden

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An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented extended semi detached family residence that occupies an excellent position in this highly sought after residential location close to local amenities including 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 and window to front elevation, tiled floor and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.80m x 3.96m (25'7 x 13'0)

PVCu double glazed bay window to front elevation, PVCu double glazed double opening French doors lead to the rear gardens, feature fireplace with gas coal effect fire fitted, ceiling light point, three wall light points and two central heating radiators.

EXTENDED FITTED KITCHEN

5.72m x 2.54m (18'9 x 8'4)

PVCu double glazed windows to the rear and side elevations, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven and gas hob with extractor canopy over, integrated fridge, two ceiling light points, additional display lighting, central heating radiator, wall mounted "Vaillant" central heating boiler and useful pantry off.

SHOWER ROOM

having shower enclosure with "Triton" electric shower fitted, vanity wash hand basin with storage cupboard below, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

SEPERATE WC

with WC, light point and storage cupboard off.

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UTILITY

3.35m x 1.52m (11'0 x 5'0)

PVCu double glazed door and window to front elevation, working surface with inset single drainer sink having mixer tap over, base unit below, space for appliances, tiled floor and fluorescent strip light.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

3.81m x 3.00m (12'6 x 9'10)

PVCu double glazed window to front elevation, range of fitted wardrobes to one wall, central heating radiator and ceiling light point.

BEDROOM TWO

3.05m x 3.00m (10'0 x 9'10)

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

BEDROOM THREE

3.96m x 2.29m (13'0 x 7'6)

two PVCu double glazed windows to front elevation, fitted wardrobes and overhead storage, central heating radiator and two ceiling light points.

BEDROOM FOUR

4.65m x 1.83m (15'3 x 6'0)

PVCu double glazed window to rear elevation, fitted wardrobe, central heating radiator and two ceiling light points.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over, tiled surround with shower screen fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point, extractor fan and airing cupboard off.

OUTSIDE

STORAGE CUPBOARD

4.42m x 2.03m (14'6 x 6'8)

double opening doors to front, light and power.

FORE GARDEN

having tarmac frontage providing ample off road parking and brick boundary wall.

REAR GARDEN

with paved patio area, shaped lawn, well stocked borders, timber fencing and useful shed.

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

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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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