

CHRIS FOSTER & Daughter

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26 Paddock Lane, Aldridge, WS9 0BP Guide Price £295,000

A traditional style detached bungalow residence occupying a generous sized plot in this popular residential location close to local amenities.

* Canopy Porch * Reception Hall * Lounge * Conservatory * Modern Fitted Dining/Kitchen * 2 Bedrooms * Modern Shower Room Garage And Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



26 Paddock Lane, Aldridge



Lounge



Lounge



Conservatory



Modern Fitted Dining/Kitchen

26 Paddock Lane, Aldridge



Modern Fitted Dining/Kitchen



Modern Fitted Dining/Kitchen



Bedroom One



Bedroom One

26 Paddock Lane, Aldridge



Bedroom Two



Modern Shower Room



Rear Garden

26 Paddock Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this traditional style detached bungalow residence that occupies a generous sized plot in this popular residential location close to local amenities.

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:

CANOPY PORCH

leading to:

RECEPTION HALL

having composite entrance door, ceiling light point, central heating radiator and loft access.

LOUNGE

4.09m x 3.38m (13'5 x 11'1)

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

MODERN FITTED DINING/KITCHEN

5.05m x 3.40m (16'7 x 11'2)

having PVCu double glazed windows to rear and side elevations, two central heating radiators, two ceiling light points, central heating thermostat, ceiling coving, laminate floor covering, range of modern fitted wall, base units and drawers, wooden working surface with inset stainless steel single drainer sink unit with mixer tap over, built in electric oven, separate halogen hob, plumbing for automatic washing machine, extractor fan and wall mounted combination central heating boiler housed in matching unit.

REAR LOBBY

having ceiling light point, tiled floor and PVCu double glazed door leading to:

CONSERVATORY

3.20m x 2.13m (10'6 x 7')

having PVCu double glazed door and windows to rear elevation and wall light point.

BEDROOM ONE

3.76m x 3.35m (12'4 x 11')

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

26 Paddock Lane, Aldridge

BEDROOM TWO

3.40m x 3.40m (11'2 x 11'2)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin and wc unit with storage units, tiled walls and floor, ceiling spotlights and extractor fan.

OUTSIDE

FORE GARDEN

having a Cotswold stone driveway providing ample off road parking, side border with shrubs and additional driveway leading to:

RECESSED DETACHED GARAGE

5.03m x 2.49m (16'6 x 8'2)

having up and over door and door leading to rear garden.

REAR GARDEN

having gated side access, paved patio, lawn, well stocked borders, trees and shrubs, timber fencing and brick built storage 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 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.

26 Paddock Lane, Aldridge



Energy Efficiency Rating	
	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	
	88
	62
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC