

CHRIS FOSTER & Daughter

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99 Lazy Hill Road, Aldridge, WS9 8RS Guide Price £425,000

A well presented and particularly spacious, extended, detached family residence occupying an excellent position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Breakfast/Kitchen *
Three Double Bedrooms * Two Bathrooms * Off Road Parking * Recessed Tandem Garage *
Gas Central Heating System * Double Glazing * NO UPWARD CHAIN *

Council Tax Band E
Local Authority - Walsall



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



99 Lazy Hill Road, Aldridge



Front Elevation



Reception Hall



Lounge



Lounge



Dining Room

99 Lazy Hill Road, Aldridge



Dining Room



Breakfast/Kitchen



Breakfast/Kitchen



Ground Floor Bathroom



First Floor Landing

99 Lazy Hill Road, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

99 Lazy Hill Road, Aldridge



Bedroom Three



First Floor Bathroom



Rear Garden



Rear Garden

99 Lazy Hill Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented and particularly spacious, extended, detached family residence that occupies an excellent position in this highly sought after residential location close to 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 double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

having door and windows to front elevation, quarry tiled floors and wall light point.

RECEPTION HALL

having entrance door with frosted glass side panel, timber floor, central heating radiator, ceiling light point and cloaks cupboard off.

LOUNGE

5.79m x 3.66m (19'0 x 12'0)

double glazed window to front elevation, feature rustic brick fireplace, two ceiling light points, two central heating radiators, beamed ceiling, ornamental plate shelf.

DINING ROOM

3.76m x 3.20m (12'4 x 10'6)

double glazed, double opening door to rear, two central heating radiators and ceiling light point.

FITTED BREAKFAST/KITCHEN

5.44m x 4.27m (17'10 x 14'0)

double glazed window to rear elevation, two double glazed windows to side elevation, tiled floor, two central heating radiators, three ceiling light points, fitted wall and base units, central island with wooden worktop and further units below, "Belfast" sink, working surfaces, space for cooker, fridge and freezer, plumbing for automatic washing machine and under stairs storage cupboard off.

REAR LOBBY

double glazed window to rear elevation, tiled floor, ceiling light point and door leading to the rear gardens.

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GROUND FLOOR BATHROOM

2.13m x 2.08m (7'0 x 6'10)

double glazed frosted windows to the front and side elevations, panelled bath with shower over, pedestal wash hand basin, WC, tiled walls and floor, central heating radiator, ceiling light point and extractor fan.

FIRST FLOOR LANDING

ceiling light point, central heating timer control and thermostat.

BEDROOM ONE

4.65m x 3.66m (15'3 x 12'0)

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

BEDROOM TWO

3.53m x 3.15m (11'7 x 10'4)

double glazed window to rear elevation, fitted wardrobes, additional under eaves storage, central heating radiator, ceiling light point and loft access.

BEDROOM THREE

5.03m max x 3.30m (16'6 max x 10'10)

double glazed windows to the front and side elevations, central heating radiator, ceiling light point, loft access and storage cupboard off.

BATHROOM

2.69m x 1.73m (8'10 x 5'8)

double glazed frosted windows to the rear and side elevations, panelled bath, pedestal wash hand basin, WC, heated towel rail, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

with lawn, side borders and shrubs, paved driveway provides ample off road parking and access to:

RECESSED TANDEM GARAGE

10.06m x 3.38m (33'0 x 11'1)

up and over door to front, door to side, window to rear, light and power.

REAR GARDEN

having gated side access, paved patio, outside tap, security light, lawn, well stocked mature borders, trees and shrubs, further fruit trees, greenhouse and useful shed.

GENERAL INFORMATION

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

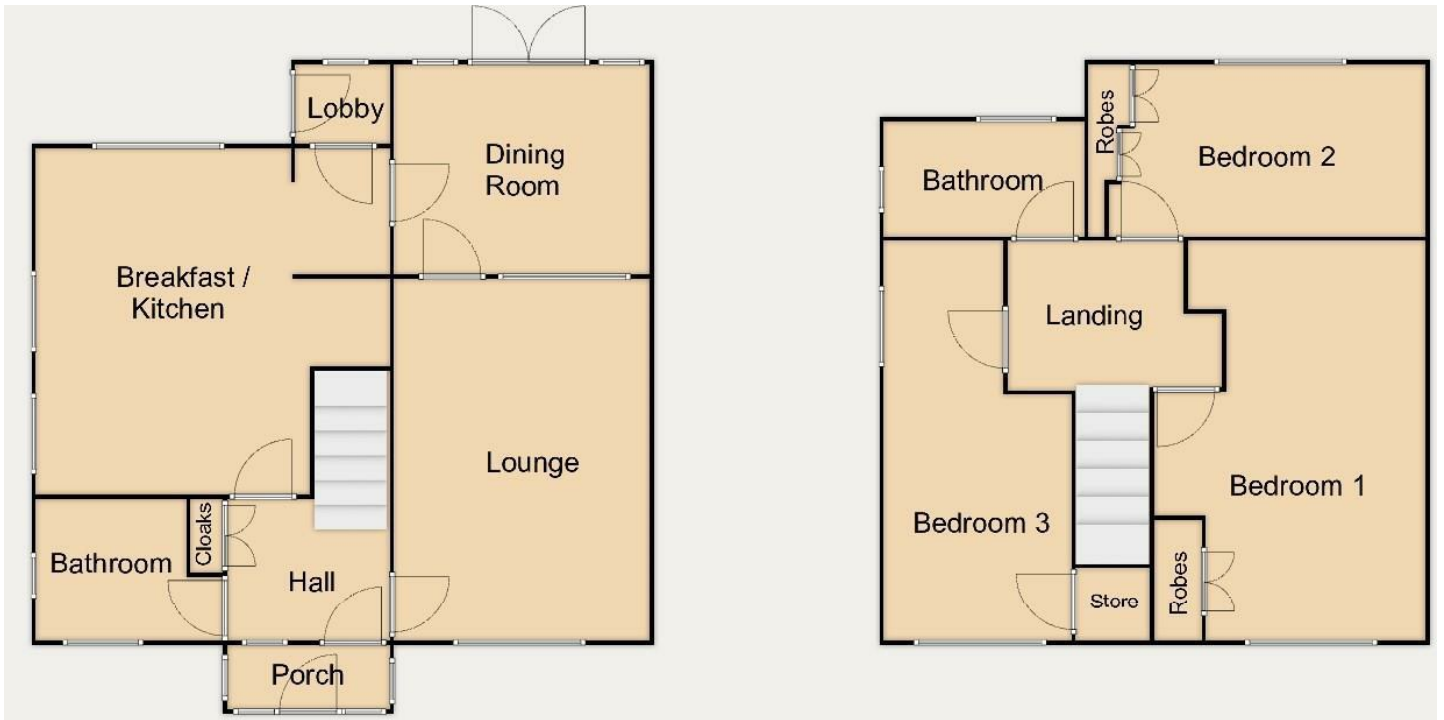
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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 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

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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) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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	