

# CHRIS FOSTER & Daughter

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## 11 Pavillion Close, Aldridge, WS9 8LS Guide Price £550,000

An extremely spacious well maintained and presented detached family residence occupying an excellent position on this highly sought after residential development close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Separate Dining Room  
\* Conservatory \* Modern Fitted Kitchen \* Utility \* Four Good Sized Bedrooms - Master with  
En Suite Shower Room \* Family Bathroom \* Double Garage \* Attractive Gardens \* Gas  
Central Heating System \* PVCu Double Glazing

Council Tax Band F  
Local Authority - Walsall



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Company Number: 11253248





# 11 Pavillion Close, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Conservatory



# 11 Pavillion Close, Aldridge



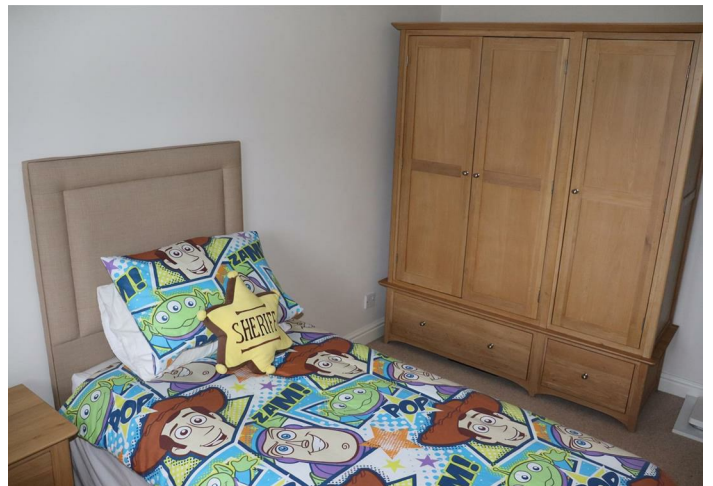
Modern Fitted Kitchen



Utility



Guest Cloakroom



Bedroom One



# 11 Pavillion Close, Aldridge



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

# 11 Pavillion Close, Aldridge



Bedroom Four



Bathroom

Rear Garden

Rear Garden

Front Elevation

# 11 Pavillion Close, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely spacious well maintained and presented detached family residence that occupies an excellent position on this highly sought after residential development within easy reach of 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 fired central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

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

## **RECEPTION HALL**

having entrance door, central heating radiator, two ceiling light points and understairs storage cupboard off.

## **GUEST CLOAKROOM**

WC, wash hand basin, laminate floor covering, ceiling light point and central heating radiator.

## **LOUNGE**

4.65m x 3.45m (15'3 x 11'4)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, two ceiling light points, central heating radiator and double opening doors leading to:

## **DINING ROOM**

3.66m x 2.82m (12'0 x 9'3)

ceiling light point, central heating radiator and double opening doors leading to:

## **CONSERVATORY**

3.61m x 3.43m (11'10 x 11'3)

PVCu double glazed double opening doors and windows to rear elevation, tiled floor and ceiling light/fan.

# 11 Pavillion Close, Aldridge

## MODERN FITTED KITCHEN

4.39m x 2.79m (14'5 x 9'2)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, granite working surfaces with inset sink having mixer tap over, space for range style cooker with stainless steel extractor canopy over, integrated dishwasher, central island with granite top and further base units below, central heating radiator, tiled floor and ceiling light point.

## UTILITY

2.44m x 2.34m (8'0 x 7'8)

double glazed door and PVCu double glazed window to rear elevation, tiled floor, working surface with space and plumbing below for washing machine and tumble dryer, space for American style fridge/freezer, fitted larder unit, central heating radiator and ceiling light point.

## FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

## BEDROOM ONE

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

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

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls, central heating radiator and ceiling spotlights.

## BEDROOM TWO

3.86m x 2.67m (12'8 x 8'9)

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

## BEDROOM THREE

3.66m x 2.67m (12'0 x 8'9)

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

## BEDROOM FOUR

3.07m x 2.64m (10'1 x 8'8)

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

## FAMILY BATHROOM

2.57m x 2.31m (8'5 x 7'7)

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator and ceiling light point.

## OUTSIDE

### DOUBLE GARAGE

5.23m x 5.03m (17'2 x 16'6)

having twin electric up and over doors, window to side, light and power, Belfast style sink, wall mounted "Worcester" central heating boiler and storage loft.



# 11 Pavillion Close, Aldridge

## **FORE GARDEN**

having block paved double width driveway, lawn with side borders and shrubs, additional lawned area to side and gated side access leading to:

## **LANDSCAPED REAR GARDEN**

block paved patio, shaped lawn, side borders and shrubs, rockery and ornamental fish pond.

## **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.



# 11 Pavillion Close, Aldridge

Ground Floor



First Floor



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			
		67	80
<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		