

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfooster.co.uk



90 Leighswood Road, Aldridge, WS9 8AW Guide Price £225,000

A particularly spacious 3 bedroomed mid terraced residence of immense character, occupying an excellent sized plot in this popular location close to Aldridge village centre and offering tremendous scope and potential.

Fully Enclosed Porch * Reception Hall * Lounge * Dining/Sitting Room * Fitted Breakfast/Kitchen * Utility * 3 Bedrooms * Modern Bathroom * Large Garage To Rear * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfooster.co.uk

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



90 Leighswood Road, Aldridge



Reception Hall



Lounge



Lounge



Sitting/Dining Room



Sitting/Dining Room



Fitted Breakfast/Kitchen

90 Leighswood Road, Aldridge



Fitted Breakfast/Kitchen



Bedroom One



Bedroom Two



Bedroom Three



90 Leighswood Road, Aldridge



Modern Bathroom



Garage To Rear



Garage And Approach



Side Access



Rear Garden



Rear Elevation

90 Leighswood Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious and characterful mid terraced residence, that occupies an excellent sized plot in this popular location close to Aldridge village centre. The property has the added advantage of a large garage and off road parking to the rear.

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

door and windows to front elevation and wall light point.

RECEPTION HALL

entrance door and window to front elevation, ceiling light point and under stairs storage cupboard off.

LOUNGE

4.22m x 3.81m (13'10 x 12'6)

PVCu double glazed bay window to front elevation, feature fireplace with gas fire fitted, central heating radiator and ceiling light point.

DINING/SITTING ROOM

5.23m x 3.51m (17'2 x 11'6)

PVCu double glazed window to rear elevation, feature fireplace with gas fire fitted, central heating radiator, ceiling light point, two wall light points, ornamental plate shelf and fitted wall cabinet.

FITTED BREAKFAST/KITCHEN

3.58m x 2.84m (11'9 x 9'4)

door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker and fridge/freezer, fluorescent strip light and central heating radiator.

UTILITY

2.92m x 1.40m (9'7 x 4'7)

door and window to rear elevation, working surface with space for appliances below, ceiling light point and access to:

90 Leighswood Road, Aldridge

STORE ROOM/WC

3.45m x 1.30m (11'4 x 4'3)

wc, windows to side and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and storage cupboard off housing the 'Glow Worm' central heating boiler.

BEDROOM ONE

3.84m x 3.68m (12'7 x 12'1)

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

BEDROOM TWO

3.66m x 2.90m (12' x 9'6)

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

BEDROOM THREE

4.14m x 1.96m max (13'7 x 6'5 max)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

with brick boundary wall, pathway and pebbled area with inset shrubs.

GOOD SIZED REAR GARDEN

paved courtyard with storage shed off, shared driveway gives access to off road and garage and lawned area beyond.

LARGE DETACHED GARAGE

8.99m x 4.11m (29'6 x 13'6)

double opening doors to front, PVCu double glazed door and windows to side, light and power points and work pit.

GENERAL INFORMATION

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

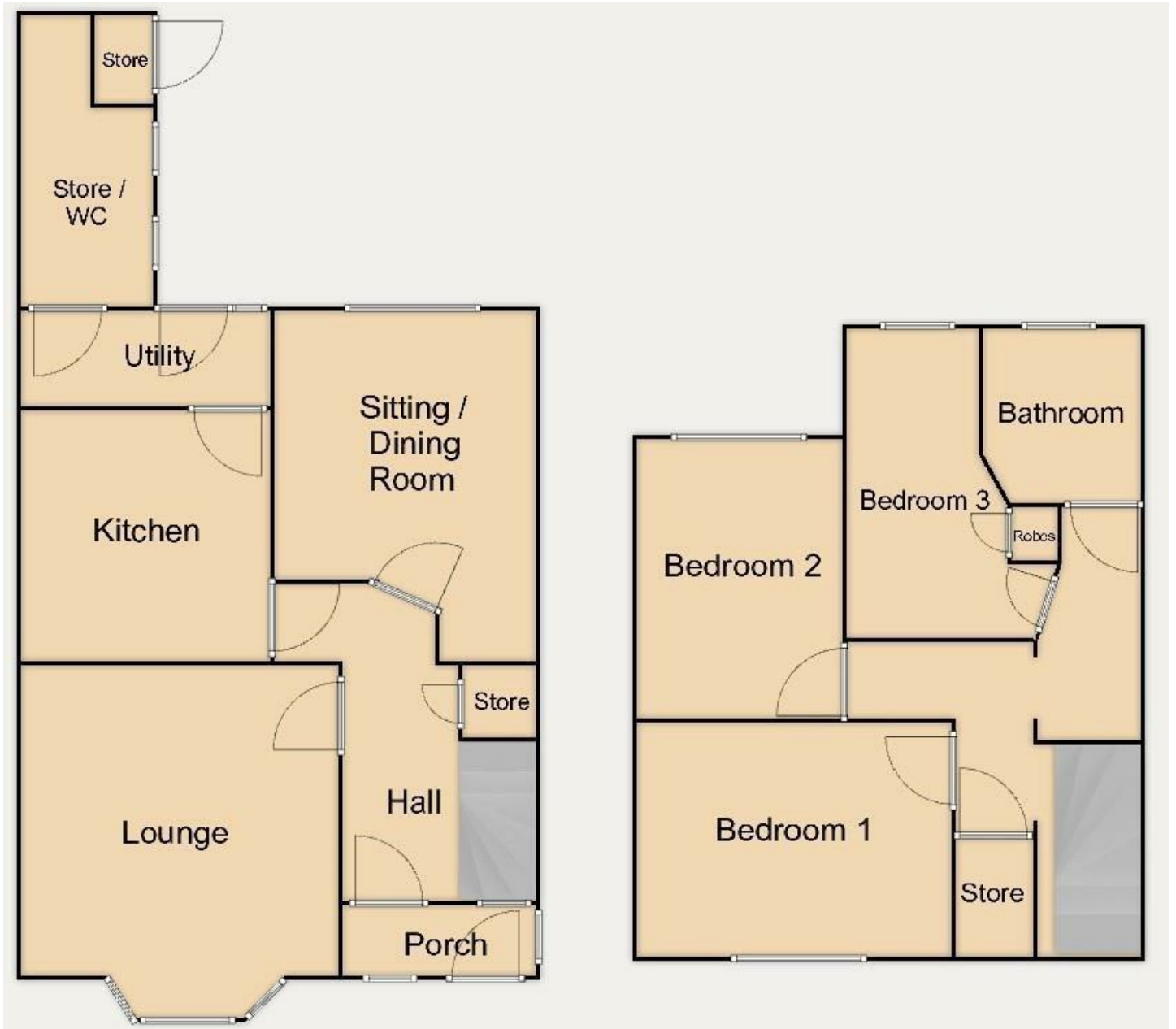
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

90 Leighswood Road, Aldridge

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.

90 Leighswood Road, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	