

# CHRIS FOSTER & Daughter

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## 31 Meadow Road, Aldridge, WS9 0ST Guide Price £410,000

A particularly spacious, extended detached family residence occupying an excellent position in this highly sought after residential location within easy reach of local amenities including Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Dining Area \* Extended Breakfast/Kitchen \* Conservatory/Utility \* Four Bedrooms \* Bathroom \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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Company Number: 11253248



# 31 Meadow Road, Aldridge



Lounge



Dining Room



Breakfast Kitchen



Bedroom One



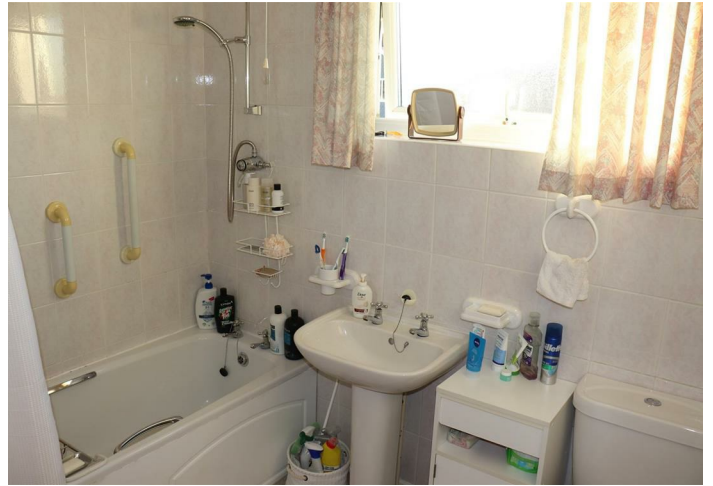
# 31 Meadow Road, Aldridge



Bedroom Two



type room name here



type room name here



type room name here

# 31 Meadow Road, Aldridge



type room name here



type room name here



type room name here

type room name here

# 31 Meadow Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate the full potential offered by this particularly spacious, extended, detached family residence that occupies an excellent position in this sought after location 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 central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

door and window to front elevation and wall light point.

## **RECEPTION HALL**

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

## **GUEST CLOAKROOM**

frosted window, WC, wash hand basin and ceiling light point.

## **LOUNGE**

6.12m x 3.18m (20'1 x 10'5)

PVCu double glazed window to front elevation, tiled fireplace, two central heating radiators, two ceiling light points and access to the rear conservatory/utility.

## **DINING AREA**

3.35m x 2.59m (11'0 x 8'6)

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

## **EXTENDED BREAKFAST /KITCHEN**

6.02m x 3.25m (19'9 x 10'8)

PVCu double glazed window to rear elevation, two frosted windows to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker and additional appliances and two fluorescent strip lights.

## **REAR LOBBY**

having door to side elevation, central heating radiator, ceiling light point and storage cupboard off.

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## CONSERVATORY/UTILTIY

6.07m x 2.44m (19'11 x 8'0)

PVCu double glazed opening doors and windows to rear, two ceiling light points, working surfaces and space for appliances.

## FIRST FLOOR LANDING

having electric radiator, ceiling light point, access to boarded loft and airing cupboard off.

## BEDROOM ONE

4.01m x 2.69m (13'2 x 8'10)

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

## BEDROOM TWO

3.35m x 3.05m (11'0 x 10'0)

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

## BEDROOM THREE

2.44m x 2.24m (8'0 x 7'4)

PVCu double glazed window to rear elevation, built in wardrobe, wall mounted "Worcester" central heating boiler, central heating boiler and ceiling light point.

## BEDROOM FOUR EXTENSION

6.17m x 2.51m (20'3 x 8'3)

PVCu double glazed window to rear elevation, two ceiling light points, central heating radiator, PVCu double glazed double opening doors lead to:

## BALCONY

## MODERN BATHROOM

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

## OUTSIDE

### GARAGE

4.88m x 2.36m (16'0 x 7'9)

up and over door and fluorescent strip light.

### FORE GARDEN

having block paved frontage providing ample off road parking and gated side access leading to:

### REAR GARDEN

paved patio area and pathways, lawn, raised borders, shrubs, 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.

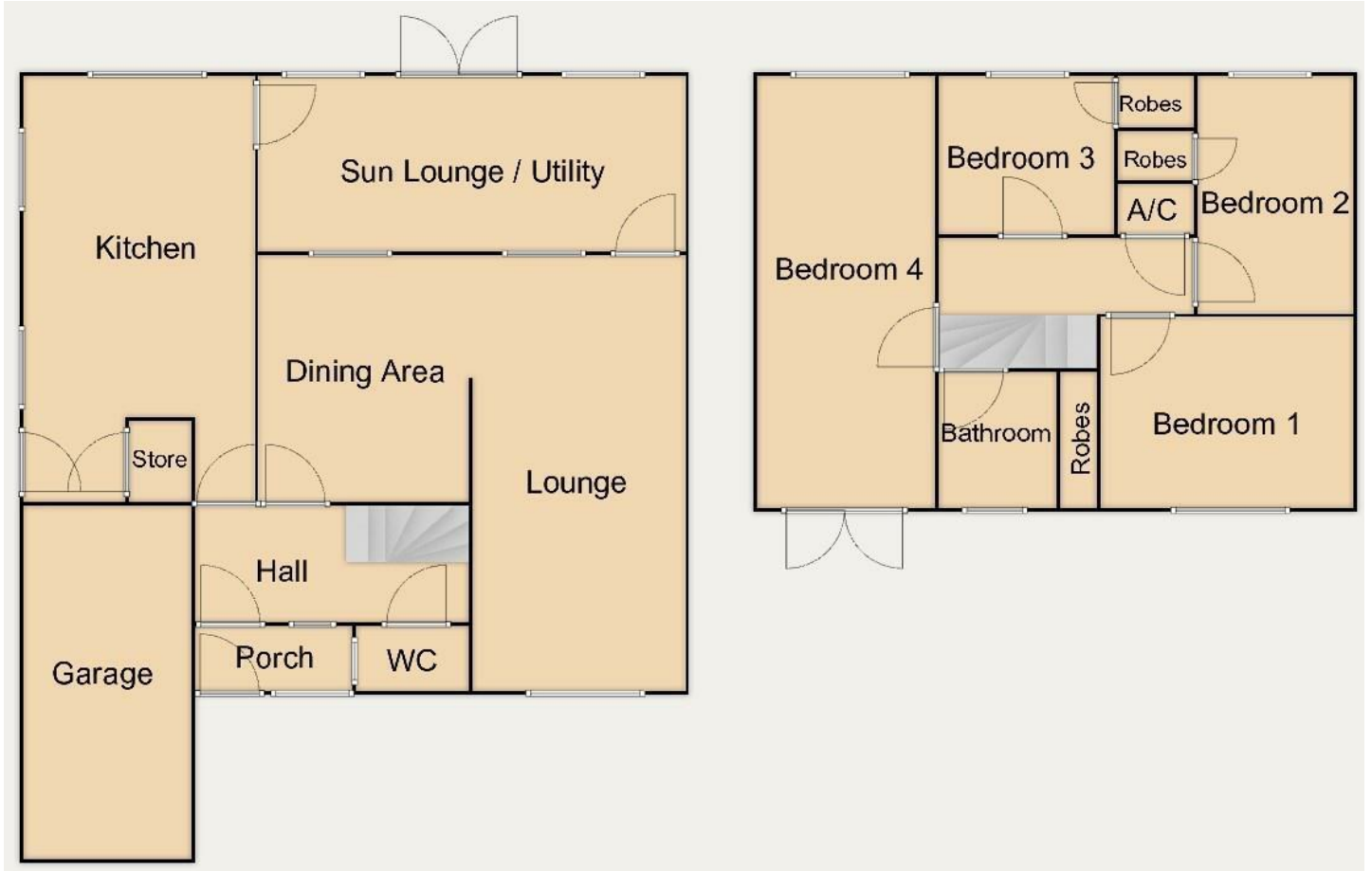
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent

## **31 Meadow Road, Aldridge**

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.



# 31 Meadow Road, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <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			
England & Wales		EU Directive 2002/91/EC	