

# CHRIS FOSTER & Daughter

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## 44 Quicksand Lane, Aldridge, WS9 0BA Guide Price £345,000

A spacious traditional style semi detached family residence occupying an excellent position backing on to Aldridge school playing fields in this sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Dining Room \* Modern Fitted Kitchen \* Guests Cloakroom \* 3 Bedrooms \* Shower Room \* Garage \* Extensive Off Road Parking \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248

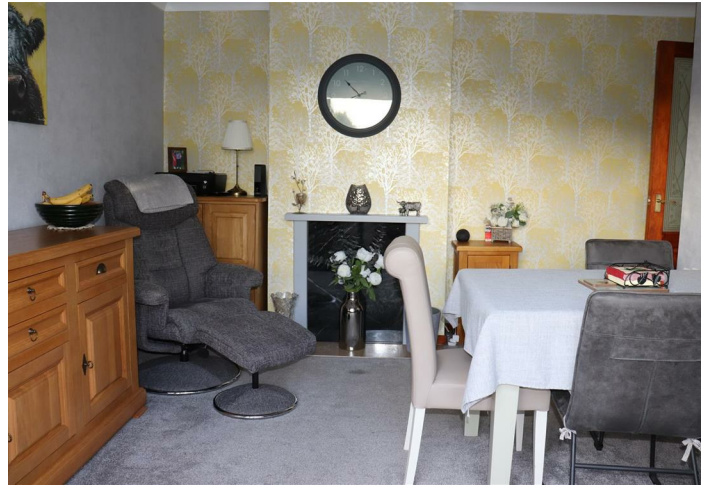




# 44 Quicksand Lane, Aldridge



Lounge



Dining Room



Modern Fitted Kitchen



# 44 Quicksand Lane, Aldridge



Modern Fitted Kitchen



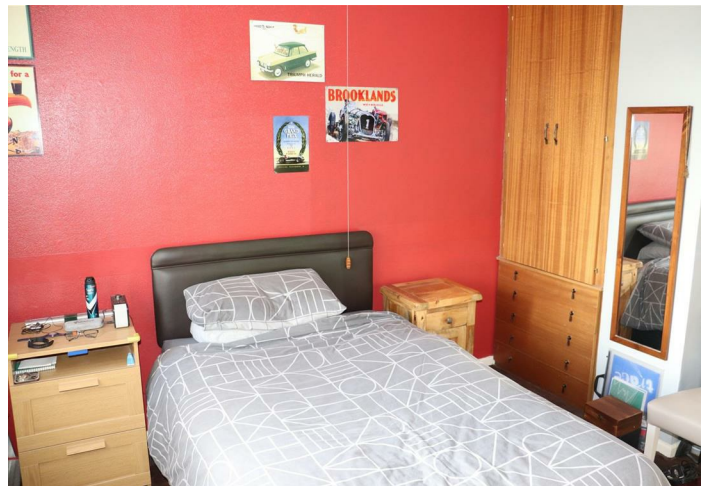
Guest Cloakroom



Bedroom One



Bedroom Two



# 44 Quicksand Lane, Aldridge



Shower Room



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this spacious traditional style semi detached family residence that occupies an excellent position backing on to Aldridge school playing fields in this sought after residential location close to 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**

PVCu double glazed door and windows to front elevation.

## **RECEPTION HALL**

frosted glass panelled entrance door, central heating radiator, ceiling light point and under stairs storage cupboard off.

## **LOUNGE**

4.62m x 3.96m (15'2 x 13')

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

## **DINING ROOM**

3.45m x 3.38m min (11'4 x 11'1 min)

PVCu double glazed double opening doors to rear elevation, feature fireplace, central heating radiator and ceiling light point.

## **MODERN FITTED KITCHEN**

4.37m max x 2.92m (14'4 max x 9'7)

PVCu double glazed bay window to rear elevation, PVCu double glazed door to side. range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in 'New World' gas oven, separate gas hob, space and plumbing for washing machine and dishwasher, space for fridge/freezer, central heating radiator and ceiling light point.

## **GUEST CLOAKROOM**

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

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## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and access to boarded loft with light and power.

## BEDROOM ONE

4.57m x 3.28m min (15' x 10'9 min)

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

## BEDROOM TWO

3.89m x 3.51m (12'9 x 11'6)

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

## BEDROOM THREE

2.74m x 2.59m (9' x 8'6)

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

## SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling light point, extractor fan and airing cupboard off housing the central heating boiler.

## OUTSIDE

### GARAGE

4.37m x 2.31m (14'4 x 7'7)

double opening doors to front, window to side, storage loft, light and power.

### FORE GARDEN

Cotswold stone driveway providing extensive off road parking, shrubs and gated side access leading to:

### REAR GARDEN

paved patio area and wide pathway to side, lawn, side borders and shrubs, outside power supply and school playing fields to rear.

## 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.



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