

CHRIS FOSTER & Daughter

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16 Knights Hill, Aldridge, WS9 0TG Guide Price £415,000

A delightful spaciously proportioned and extremely well presented detached bungalow residence occupying an excellent position in this highly sought after residential location close to local amenities.

* Reception Hall * Impressive Lounge * Conservatory * Modern Fitted Kitchen * Three Bedrooms * Luxury Bathroom * Double Garage * Off Road Parking * Attractive Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



16 Knights Hill, Aldridge



Reception Hall



Lounge



Conservatory



Modern Breakfast/Kitchen

16 Knights Hill, Aldridge



Modern Breakfast/Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

16 Knights Hill, Aldridge



Luxury Bathroom



Attractive Rear Garden



Side Access



Front Elevation

16 Knights Hill, Aldridge



Front Elevation

16 Knights Hill, Aldridge

An internal inspection is essential to begin to fully appreciate this delightful, spaciouly proportioned and extremely well presented detached bungalow residence, occupying an excellent sized plot in this highly desirable residential location and 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:

RECEPTION HALL

composite entrance door, tiled flooring with underfloor heating, ornate ceiling coving, two ceiling light points, loft access and storage cupboard off.

LOUNGE

5.28m x 3.30m (17'4 x 10'10)

feature stone fireplace, wood flooring, two central heating radiators, ornate ceiling coving, ceiling light point with cornice and PVCu double glazed double opening French doors leading to:

CONSERVATORY

3.30m x 2.44m (10'10 x 8')

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

MODERN FITTED BREAKFAST/KITCHEN

4.34m x 2.39m (14'3 x 7'10)

PVCu double glazed window to front 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 with mixer tap over, built in oven and grill and five ring gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, central heating radiator, tiled floor, ornate ceiling coving, ceiling spot lights and space for table and chairs.

BEDROOM ONE

3.86m x 2.69m (12'8 x 8'10)

PVCu double glazed window to rear elevation, ornate ceiling coving, laminate flooring, ceiling light point with cornice and central heating radiator.

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BEDROOM TWO

3.94m x 2.36m (12'11 x 7'9)

PVCu double glazed window to front elevation, ornate ceiling coving, central heating radiator, laminate flooring and ceiling light point with cornice.

BEDROOM THREE

2.59m x 2.36m (8'6 x 7'9)

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

LUXURY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with over head and hand held shower attachments, shower screen fitted, vanity wash hand basin and storage cupboard below, wc, tiled walls, ceiling coving, ceiling spot lights, heated towel rail and extractor fan.

OUTSIDE

DETACHED DOUBLE GARAGE

4.93m x 4.67m (16'2 x 15'4)

having electric roller door and window to side elevation.

FORE GARDEN

tarmac driveway providing ample off road parking, lawn, trees and shrubs, steps leading up to the main entrance, gated side access and additional area to side with paved path, gravelled area and gated access to:

ATTRACTIVE REAR GARDEN

gravelled patio area with steps leading to shaped lawn with mature, well stocked borders and shrubs, useful timber shed and benefitting from splendid views.

GENERAL INFORMATION

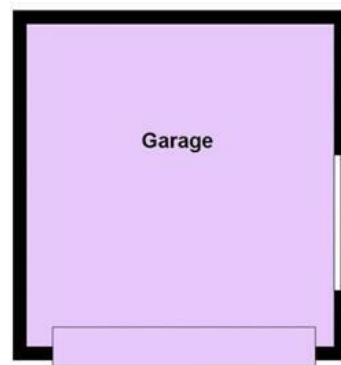
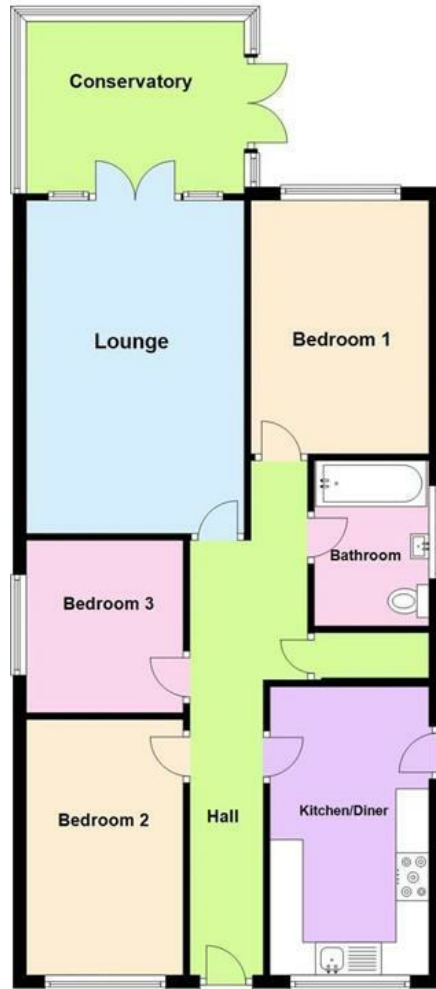
We understand the property is Freehold with vacant possession upon completion.

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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Ground 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			
		63	82
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	