

# CHRIS FOSTER & Daughter

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## 15 Woodside Way, Aldridge, WS9 0HY Guide Price £380,000

An extremely well maintained and presented link detached family residence situated in this highly sought after residential location and within easy reach of local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Modern Fitted Kitchen \* Utility \* Guest Cloakroom \* Three Excellent Sized Bedrooms \* Modern Bathroom \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 15 Woodside Way, Aldridge



Lounge



Dining Room



Modern Fitted Kitchen

# 15 Woodside Way, Aldridge



Modern Fitted Kitchen



Utility



Guest Cloakroom



First Floor Landing



Bedroom One



# 15 Woodside Way, Aldridge



Bedroom Two



Bedroom Two



Modern Bathroom



Rear Garden

# 15 Woodside Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented link detached family residence that occupies an excellent position in this highly sought after 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

having entrance door, laminate floor covering, central heating radiator, ceiling light point, understairs storage cupboard and additional cloaks cupboard off.

## **LOUNGE**

5.13m x 3.25m (16'10 x 10'8)

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

## **DINING ROOM**

4.45m x 2.57m (14'7 x 8'5)

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator, ceiling light point and two wall light points.

## **MODERN FITTED KITCHEN**

3.66m x 2.54m (12'0 x 8'4)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, integrated dishwasher and fridge, space for cooker with extractor canopy over, laminate floor covering, central heating radiator and ceiling light point.

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## UTILITY

3.28m x 2.51m (10'9 x 8'3)

PVCu double glazed window to rear elevation, composite door to side, range of fitted wall and base units, working surface with inset stainless steel single drainer sink, tiled surround, space and plumbing for washing machine, space for tumble-dryer and fridge/freezer, laminate floor covering, ceiling light point and central heating radiator.

## GUEST CLOAKROOM

WC, vanity wash hand basin with storage cupboard below, ceiling light point, central heating radiator and extractor fan.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.19m x 3.56m (13'9 x 11'8)

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

## BEDROOM TWO

3.66m x 2.59m (12'0 x 8'6)

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

## BEDROOM THREE

3.51m x 2.59m (11'6 x 8'6)

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

## MODERN BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with shower over and tiled surround, pedestal wash hand basin, WC, chrome heated towel rail, ceiling light point, extractor fan and airing cupboard off housing the "Worcester" central heating boiler.

## OUTSIDE

### GARAGE

4.27m x 2.39m (14'0 x 7'10)

with up and over door, door to utility and fluorescent strip light.

### FORE GARDEN

block paved driveway providing ample off road parking and lawn.

### REAR GARDEN

paved patio area, lawn, well stocked borders and timber fencing.

## 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

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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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