

CHRIS FOSTER & Daughter

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17 St. Marys Way, Aldridge, WS9 0AB Guide Price £260,000

A well planned three bedroomed semi detached residence in need of general modernisation situated in this highly sought after residential location and within easy reach of Aldridge village centre.

* Fully Enclosed Porch * Through Lounge/Dining Room * Fitted Kitchen * Utility * Three Bedrooms * Shower Room * Side Garage * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



17 St. Marys Way, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

17 St. Marys Way, Aldridge



Utility



Bedroom One



Bedroom Two

17 St. Marys Way, Aldridge



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

17 St. Marys Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this well planned three bedroomed semi detached residence that is in need of general modernisation. The property is situated in a highly sought after residential location within easy reach of 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 window to front elevation,

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

THROUGH LOUNGE/'DINING ROOM

7.49m x 3.20m (24'7 x 10'6)

PVCu double glazed windows to the front and rear elevations, fireplace with gas fire fitted, two ceiling light points, two wall light points and two central heating radiators.

FITTED KITCHEN

2.74m x 2.59m (9'0 x 8'6)

PVCu double glazed window to rear 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, built in "Zanussi" electric oven and hob, recess for fridge, ceiling light point and central heating radiator.

UTILITY

2.36m x 1.73m (7'9 x 5'8)

PVCu double glazed door to rear, stainless steel single drainer sink unit, space and plumbing for washing machine, central heating radiator, ceiling light point, access to the garage and wall mounted "Vaillant" central heating boiler.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access and airing cupboard off.

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BEDROOM ONE

3.56m x 3.12m (11'8 x 10'3)

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

BEDROOM TWO

3.30m x 2.69m min (10'9" x 8'9" min)

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

BEDROOM THREE

2.31m x 1.96m (7'7 x 6'5)

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator, chrome heated towel rail and ceiling spotlights.

OUTSIDE

SIDE GARAGE

5.00m x 2.41m (16'5 x 7'11)

with electric roller door and light point.

FORE GARDEN

having "Crete print" driveway and lawn.

REAR GARDEN

paved patio area, lawn and timber fencing.

GENERAL INFORMATION

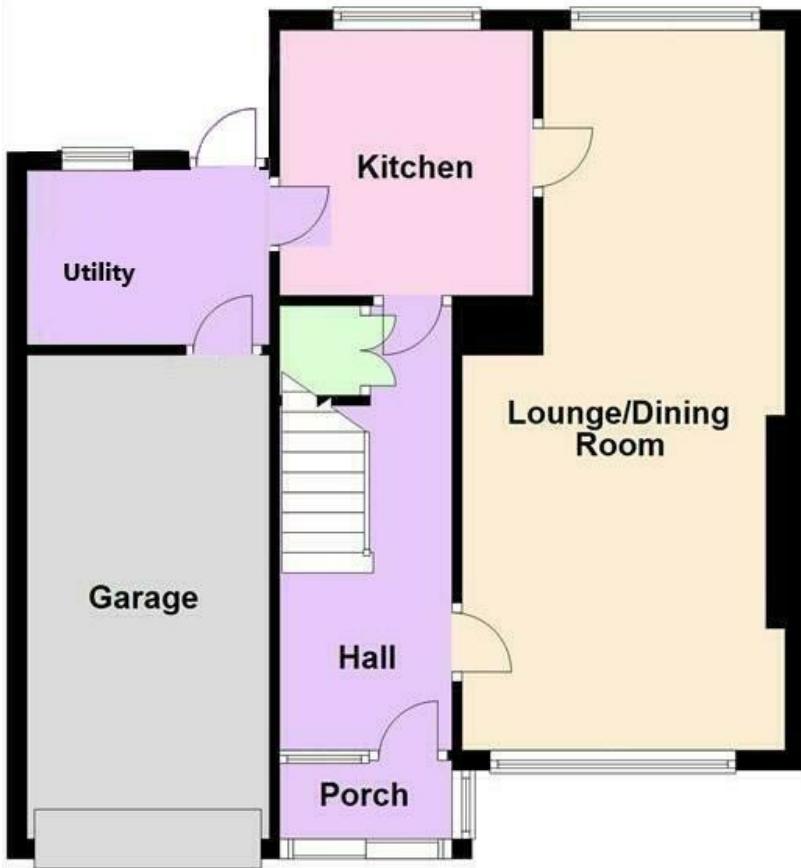
We understand the property is Freehold with vacant possession upon completion.

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.

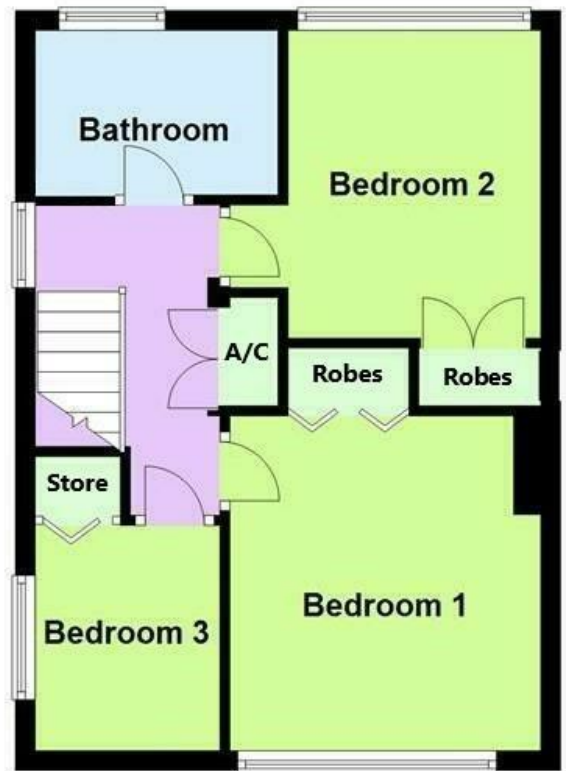
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or 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



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	