

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



63 Leighswood Road, Aldridge, WS9 8AH Guide Price £450,000

A particularly spacious and beautifully appointed, traditional style semi detached residence that has been considerably extended to provide an excellent sized family home, occupying an excellent corner plot in this sought after and convenient location close to Aldridge village centre.

* Canopy Porch * Reception Hall * Superb Open Plan Lounge/Dining Room * Study/Playroom * Luxury Fitted Breakfast/Kitchen * Utility * Guest Cloakroom * 4 Bedrooms - Master En Suite * Luxury Family Bathroom * Garage and Off Road Parking * Gas Central Heating * 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

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



63 Leighswood Road, Aldridge



Reception Hall



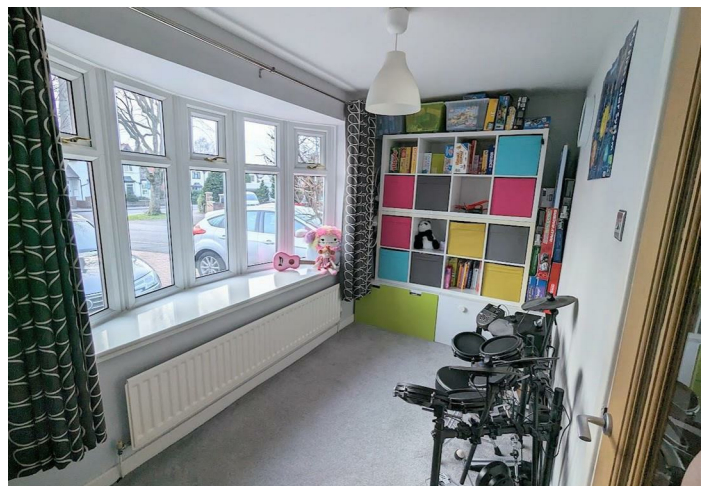
Superb Open Plan Lounge/Dining Room



Superb Open Plan Lounge/Dining Room



Superb Open Plan Lounge/Dining Room



Study/Playroom

63 Leighswood Road, Aldridge



Luxury Breakfast/Kitchen



Utility



Guest Cloakroom



Bedroom One



Bedroom One



En Suite Shower Room

63 Leighswood Road, Aldridge



Bedroom Two



Bedroom Three



Bedroom Four



Luxury Family Bathroom



Rear Garden



Front Elevation

63 Leighswood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious and beautifully appointed, traditional style semi detached residence that has been considerably extended and improved to provide an excellent sized family home. The property occupies an excellent sweeping corner position in this sought after and convenient location close to 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

PVCu double glazed entrance door, central heating radiator, engineered wood flooring, ceiling light point and additional ceiling spot lights and under stairs storage cupboard off.

SUPERB OPEN PLAN LOUNGE/DINING ROOM

9.45m x 4.98m max (31' x 16'4 max)

PVCu double glazed bay window to front elevation, bifold doors and two 'Velux' roof windows to rear, feature recessed fireplace with timber mantle shelf over, three central heating radiators, engineered wood flooring, ceiling light point, additional ceiling spot lights and two wall light points.

STUDY/PLAYROOM

3.99m x 1.93m (13'1 x 6'4)

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

LUXURY FITTED BREAKFAST/KITCHEN

5.44m x 2.74m (17'10 x 9')

PVCu double glazed window and two 'Velux' roof windows to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, space for cooker with stainless steel extractor canopy over, integrated fridge/freezer and dishwasher, tiled floor, two ceiling light points and additional ceiling spot lights, modern vertical central heating radiator and space for table and chairs.

63 Leighswood Road, Aldridge

UTILITY

2.97m x 1.45m (9'9 x 4'9)

PVCu double glazed door to rear gardens, fitted wall and base units, working surface with tiled surround and inset stainless steel sink having mixer tap over, space for washing machine and tumble drier, tiled floor, ceiling light point, central heating radiator and storage loft.

GUEST CLOAKROOM

vanity wash hand basin with storage cupboard below, wc, chrome heated towel rail, tiled floor, ceiling light point and fitted vanity unit.

SPLIT LEVEL FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

4.52m x 3.35m (14'10 x 11')

PVCu double glazed windows to front and rear elevations, built in wardrobe, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, tiled shower enclosure, vanity wash hand basin/wc unit with storage cupboard below, chrome heated towel rail, tiled floor and ceiling light point.

BEDROOM TWO

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

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

BEDROOM THREE

3.05m x 3.05m (10' x 10')

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

BEDROOM FOUR

1.83m x 1.78m (6' x 5'10)

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

LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with over head and hand held shower attachments, tiled surround and shower screen fitted, pedestal wash hand basin, wc, chrome heated towel rail, tiled floor, ceiling spot lights and airing cupboard off.

OUTSIDE

GARAGE

6.58m x 3.07m (21'7 x 10'1)

up and over door, PVCu double glazed door to rear, window to rear, two fluorescent strip lights, cold water tap and wall mounted 'Glow worm' central heating boiler.

DEEP FORE GARDEN

block paved driveway and path, lawn, mature well maintained trees and shrubs.

REAR GARDEN

gated side access, block paved patio and path, shaped lawn with neat side borders, trees and shrubs, rear timber deck, security light and useful timber shed.

GENERAL INFORMATION

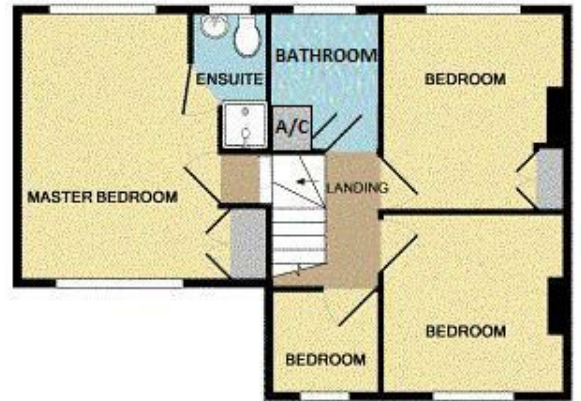
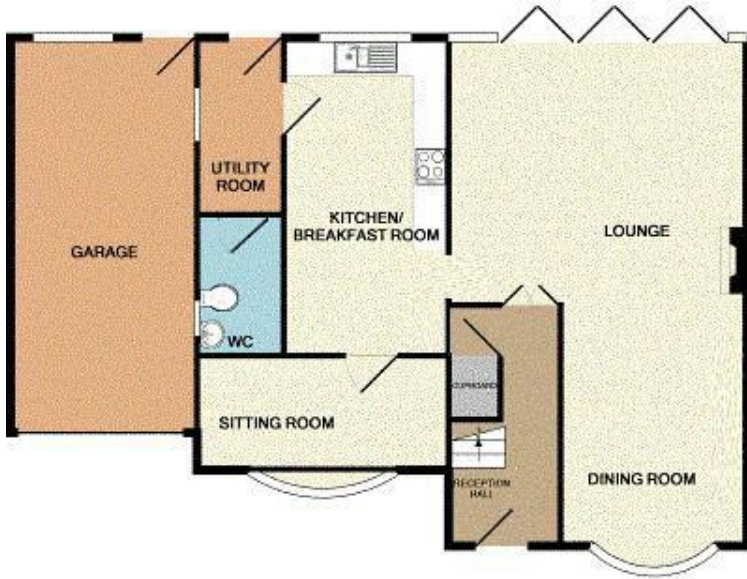
63 Leighswood Road, Aldridge

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.

63 Leighswood Road, Aldridge



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(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	