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49 Mountford Crescent, Aldridge, WS9 8LD Offers In The Region Of £299,950

A spacious three bedroomed semi detached bungalow situated in this highly sought after residential location close to local amenities.

- * Fully Enclosed Porch * Reception Hall * Lounge * Conservatory * Kitchen * Three Bedrooms
- * Shower Room * Off Road Parking * Car Port * Recessed Garage * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



49 Mountford Crescent, Aldridge



Lounge



Lounge



Conservatory



Fitted Kitchen

49 Mountford Crescent, Aldridge



Fitted Kitchen



Bedroom One



Bedroom Two

49 Mountford Crescent, Aldridge



Shower Room



Shower Room



Recessed Garage



Rear Garden

49 Mountford Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious three bedroomed semi detached bungalow that is situated in a sought after residential location and within easy reach of local amenities at Lazy Hill and further afield 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:

FULLY ENCLOSED PORCH

PVCu double glazed door to front elevation and ceiling light point.

RECEPTION HALL

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

LOUNGE

4.29m x 3.35m (14'1 x 11'0)

having feature fireplace with gas coal effect fire fitted, two ceiling light points, two wall light points, central heating radiator and PVCu double glazed sliding patio door leading to:

CONSERVATORY

4.45m x 1.52m (14'7 x 5'0)

PVCu double glazed door and windows to rear elevation and ceiling light point.

FITTED KITCHEN

3.30m max x 2.59m (10'9" max x 8'5")

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 electric oven, separate gas hob with extractor canopy over, space and plumbing for washing machine, tiled floor, fluorescent strip light and PVCu double glazed door to side.

BEDROOM ONE

3.56m x 2.82m (11'8 x 9'3)

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

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BEDROOM TWO

3.89m x 3.38m (12'9 x 11'1)

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

BEDROOM THREE

2.69m x 2.44m (8'10 x 8'0)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and wall mounted "Worcester" central heating boiler.

SHOWER ROOM

2.44m x 1.73m (8'0 x 5'8)

two PVCu double glazed frosted windows to side elevation, shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

having lawn, shrubs, paved path and driveway providing off road parking and double opening gates leading to additional driveway and:

CAR PORT

being 9' wide and giving access to:

RECESSED GARAGE

5.66m x 2.97m (18'7 x 9'9)

with up and over door, two windows to side, light and power and additional rear storage room, measuring 9'9 x 5'2 with door to side and light point.

REAR GARDEN

having paved patio, block paved path, lawn, side 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 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.

49 Mountford Crescent, Aldridge



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		
	72	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	