

CHRIS FOSTER & Daughter

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5 Hill Top Walk, Aldridge, WS9 8XB Guide Price £269,950

An extremely well presented and much improved, semi detached family residence occupying a quiet walk way position in this popular residential location, close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Luxury Re-Fitted Kitchen * Utility * Three Bedrooms * Modern Bathroom * Garage & Parking to Rear * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band C
Local Authority - Walsall



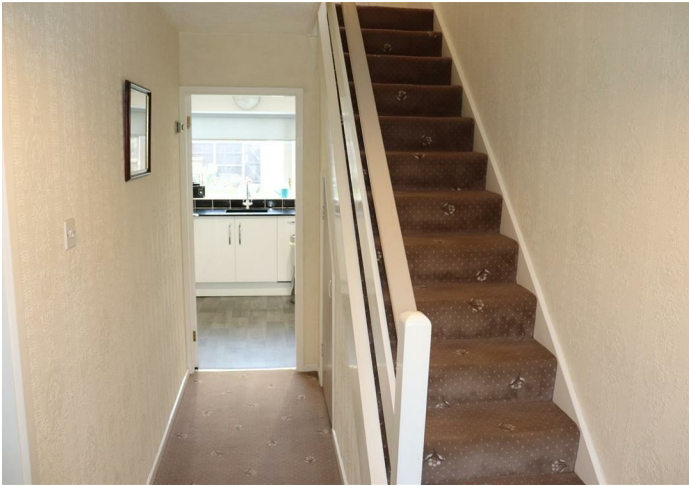
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



5 Hill Top Walk, Aldridge



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Luxury Re-Fitted Kitchen



5 Hill Top Walk, Aldridge



Luxury Re-Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

5 Hill Top Walk, Aldridge



Bedroom Three



Modern Bathroom



Modern Bathroom



Rear Garden



Rear Elevation

5 Hill Top Walk, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well presented and much improved, semi detached residence, that occupies a quiet walk-way position in this popular residential location close to green belt countryside, yet 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 and window to front elevation.

RECEPTION HALL

having frosted glass panelled entrance door, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.42m x 3.28m (24'4 x 10'9)

having replacement PVCu double glazed bow window to front elevation, PVCu double glazed sliding patio door leads to the rear gardens, feature fire place with gas coal effect fire fitted, two central heating radiators, two ceiling light points and ceiling coving.

LUXURY RE-FITTED KITCHEN

2.69m x 2.59m (8'10 x 8'6)

PVCu double glazed window to rear elevation, range of luxury fitted white high gloss wall, base units and drawers, quartz working surfaces with tiled surrounds and inset sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, integrated dishwasher, space for fridge/freezer, power points with integrated USB's, ceiling spot lights and additional display lighting.

ENCLOSED SIDE ENTRY

having PVCu double glazed doors to the front and rear and access to:

UTILITY AREA

with plumbing for automatic washing machine.

FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off housing the "Glow worm" central heating boiler.

5 Hill Top Walk, Aldridge

BEDROOM ONE

3.96m x 3.12m (13' x 10'3)

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

BEDROOM TWO

3.20m x 2.44m (10'6 x 8')

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

BEDROOM THREE

2.39m x 1.91m (7'10 x 6'3)

having replacement PVCu double glazed window to front elevation, built in cabin style bed, central heating radiator, ceiling light point and ceiling coving.

MODERN BATHROOM

PVCu double glazed frosted window to the rear elevation, panelled bath with mixer tap and shower attachment fitted, separate tiled corner shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, chrome heated towel rail, ceiling light point, additional ceiling spot light and tiling to splash prone areas.

OUTSIDE

SINGLE GARAGE TO REAR

FORE GARDEN

having lawn with side borders and paved pathway.

ATTRACTIVE REAR GARDEN

having a paved patio area, lawn, side borders, security lighting, additional lighting, outside tap, timber fencing and gated rear access with additional parking space.

GENERAL INFORMATION

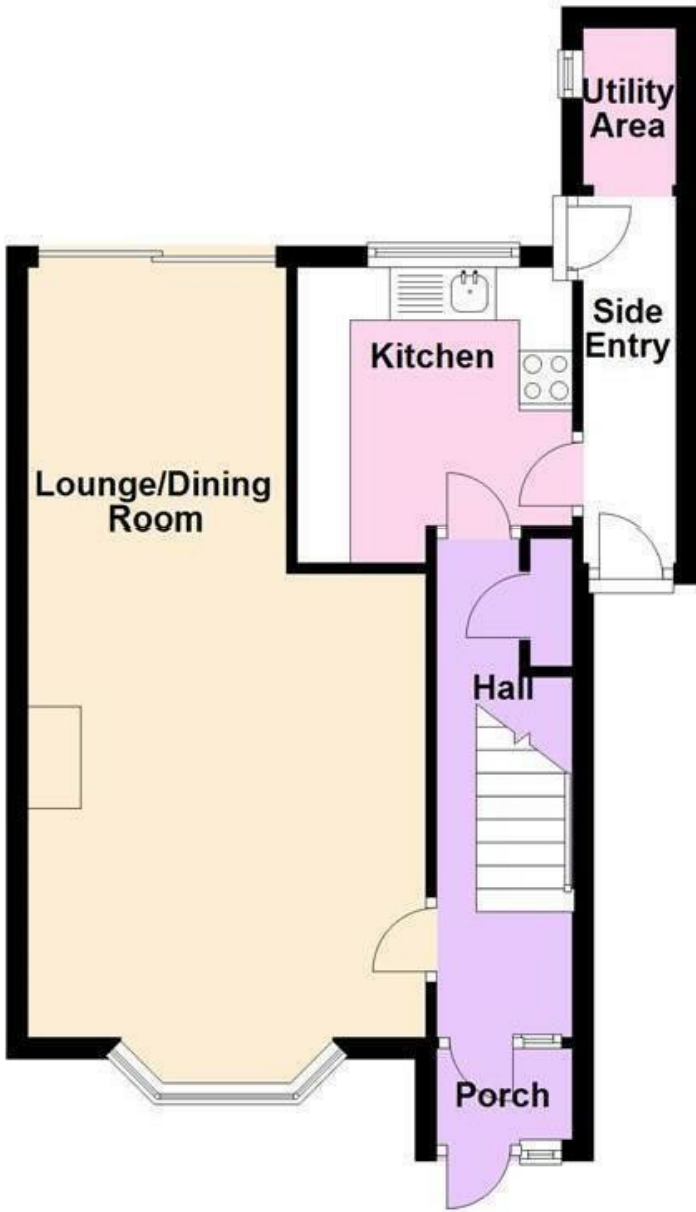
We understand the property is Freehold with vacant possession upon completion.

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.

5 Hill Top Walk, Aldridge

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
(81-91) 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	