

# CHRIS FOSTER & Daughter

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## 17 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £328,000

A particularly spacious, 3 bedroom semi detached bungalow, forming part of a self build scheme from the late 1950's. The property is situated in a sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Enclosed Side Entry/Utility \* WC \* 3 Bedrooms \* Bathroom \* Double Length Garage \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248





# 17 Norfolk Crescent, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



# 17 Norfolk Crescent, Aldridge



Fitted Kitchen



Enclosed Side Entry/Utility



Bedroom One



Bedroom One



Bedroom Two



# 17 Norfolk Crescent, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

# 17 Norfolk Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, 3 bedroom semi detached bungalow, forming part of a self build scheme from the late 1950's. The property is situated in a sought after residential location 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:

## **FULLY ENCLOSED PORCH**

PVCu double glazed frosted glass panelled door and windows to front elevation, tiled floor and ceiling light point.

## **RECEPTION HALL**

frosted glass panelled entrance door, central heating radiator, loft access, two wall light points and walk in airing/cloaks cupboard off.

## **LOUNGE/DINING ROOM**

5.03m x 4.11m (16'6 x 13'6)

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

## **FITTED KITCHEN**

3.30m x 3.05m (10'10 x 10')

PVCu double glazed window to side 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, space for cooker, two ceiling light points, central heating radiator and walk in pantry off with electric socket for fridge.

## **ENCLOSED SIDE ENTRY/UTILITY**

11.76m x 1.73m (38'7 x 5'8)

PVCu double glazed doors to front and rear elevations, two fluorescent strip lights, stainless steel sink, space and plumbing for washing machine and space for additional appliances.

## **WC**

off the enclosed side entry with wc, ceiling light point and wall mounted 'Worcester' central heating boiler.

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## **BEDROOM ONE**

3.96m x 2.97m (13' x 9'9)

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

## **BEDROOM TWO**

3.96m x 2.77m (13' x 9'1)

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

## **BEDROOM THREE**

2.97m x 2.21m (9'9 x 7'3)

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

## **BATHROOM**

2.77m x 2.13m (9'1 x 7')

PVCu double glazed frosted window to front elevation, panelled bath, separate shower enclosure with electric shower fitted, pedestal wash hand basin, wc, chrome heated towel rail, central heating radiator, ceiling light point and tiled walls.

## **TANDEM GARAGE**

9.45m x 1.85m (31 x 6'1)

having electric roller door to front elevation.

## **OUTSIDE**

### **FORE GARDEN**

having lawned area to side with slabbed driveway and borders.

### **REAR GARDEN**

having patio area, paved path, lawned area with mature trees and shrubbed borders, and useful storage shed.

## **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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