

CHRIS FOSTER & Daughter

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4 Jordan Way, Aldridge, WS9 8SB Guide Price £255,000

A well presented link detached bungalow residence situated on a quiet walk-way in a popular location and within easy reach of local amenities.

* Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Two Bedrooms * Shower Room * Conservatory * Garage & Parking to Rear * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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4 Jordan Way, Aldridge



Lounge



Lounge



Fitted Dining/Kitchen



Dining Area



Bedroom One

4 Jordan Way, Aldridge



Bedroom One



Conservatory



Conservatory



Bedroom Two



Bedroom Two



Shower Room

4 Jordan Way, Aldridge



Rear Garden



Rear Garden

4 Jordan Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented link detached bungalow residence that occupies a quiet position in this sought after residential location within easy reach of local amenities at Lazy Hill and further afield at 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:

RECEPTION HALL

with double glazed composite doors to the front and rear elevations, laminate floor covering, central heating radiator and ceiling light point.

LOUNGE

5.31m x 3.30m (17'5 x 10'10)

PVCu double glazed full height picture window to front elevation, feature stone fireplace with modern electric fire fitted, two central heating radiators, two ceiling light points, three wall light points and ceiling fan.

MODERN FITTED DINING/KITCHEN

5.72m x 2.44m (18'9 x 8'0)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side, two central heating radiators, ceiling light point, additional fluorescent strip light, space for table and chairs, range of 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 extractor canopy over, space for fridge/freezer, washing machine and tumble dryer.

INNER HALLWAY

ceiling light point, loft access and airing cupboard off housing the "Worcester" central heating boiler.

BEDROOM ONE

4.27m x 3.35m (14'0 x 11'0)

having extensive range of fitted wardrobes, double bed recess, two bedside cabinets and overhead storage, ceiling light point and PVCu double glazed door leading to:

4 Jordan Way, Aldridge

CONSERVATORY

3.73m x 2.97m (12'3 x 9'9)

PVCu double glazed door and windows to rear elevation, ceiling light point and modern vertical central heating radiator.

BEDROOM TWO

3.05m x 2.92m (10'0 x 9'7)

PVCu double glazed window to rear elevation, fitted wardrobes with single bed recess, bed side cabinet and over head storage, additional chest of drawers, incorporating window seat, central heating radiator and ceiling light point.

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, double shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, three ceiling light points, heated towel rail, additional wall mounted electric heater and extractor fan.

OUTSIDE

SINGLE GARAGE TO REAR

FORE GARDEN

having block paved frontage.

REAR GARDEN

being block paved with outside lighting, gated rear access and double opening wrought iron gate giving access to:

CAR PORT

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(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	