

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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5 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £325,000

A spacious, well presented semi detached bungalow residence, situated in this sought after location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Fitted Dining/Kitchen * Utility * Guest WC *
3 Bedrooms * Bathroom * Side Garage * Landscaped Gardens * Gas Central Heating * PVCu
Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



5 Norfolk Crescent, Aldridge



Reception Hall



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



Utility

5 Norfolk Crescent, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

5 Norfolk Crescent, Aldridge



Front Elevation

5 Norfolk Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented semi detached bungalow residence, that is situated in a sought after location and 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 door and windows to front elevation, quarry tiled floor and ceiling light point.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, three wall light points and loft access.

LOUNGE

5.13m x 3.99m (16'10 x 13'1)

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

FITTED DINING/KITCHEN

3.40m x 3.02m (11'2 x 9'11)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point, tiled floor, fitted wall, base units and drawers, working surfaces with inset stainless steel double sink having mixer tap over, built in electric 'Hotpoint' double oven, halogen hob with extractor canopy over, useful pantry off and door leading to:

UTILITY

4.75m x 2.08m (15'7 x 6'10)

PVCu double glazed door and window to front elevation, PVCu double glazed sliding patio door to rear, working surface with inset stainless steel single drainer sink, fitted wall and base units, space and plumbing for washing machine, tiled floor, wall light point, central heating radiator and access to the garage.

GUEST WC

wc, ceiling light point, tiled floor, half tiled walls and wall mounted 'Ariston' central heating boiler.

5 Norfolk Crescent, Aldridge

BEDROOM ONE

3.89m x 3.02m (12'9 x 9'11)

PVCu double glazed windows to rear and side elevations, central heating radiator and ceiling light point.

BEDROOM TWO

3.89m x 2.77m (12'9 x 9'1)

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

BEDROOM THREE

2.92m x 2.18m (9'7 x 7'2)

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

BATHROOM

frosted window to front elevation, corner bath with shower over, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

SIDE GARAGE

4.65m x 2.46m (15'3 x 8'1)

up and over door, window to rear and light point.

FORE GARDEN

lawn, side borders, paved path and drieway.

LANDSCAPED REAR GARDEN

paved patio and pathways, lawn, well stocked borders, trees and shrubs, security light and fencing.

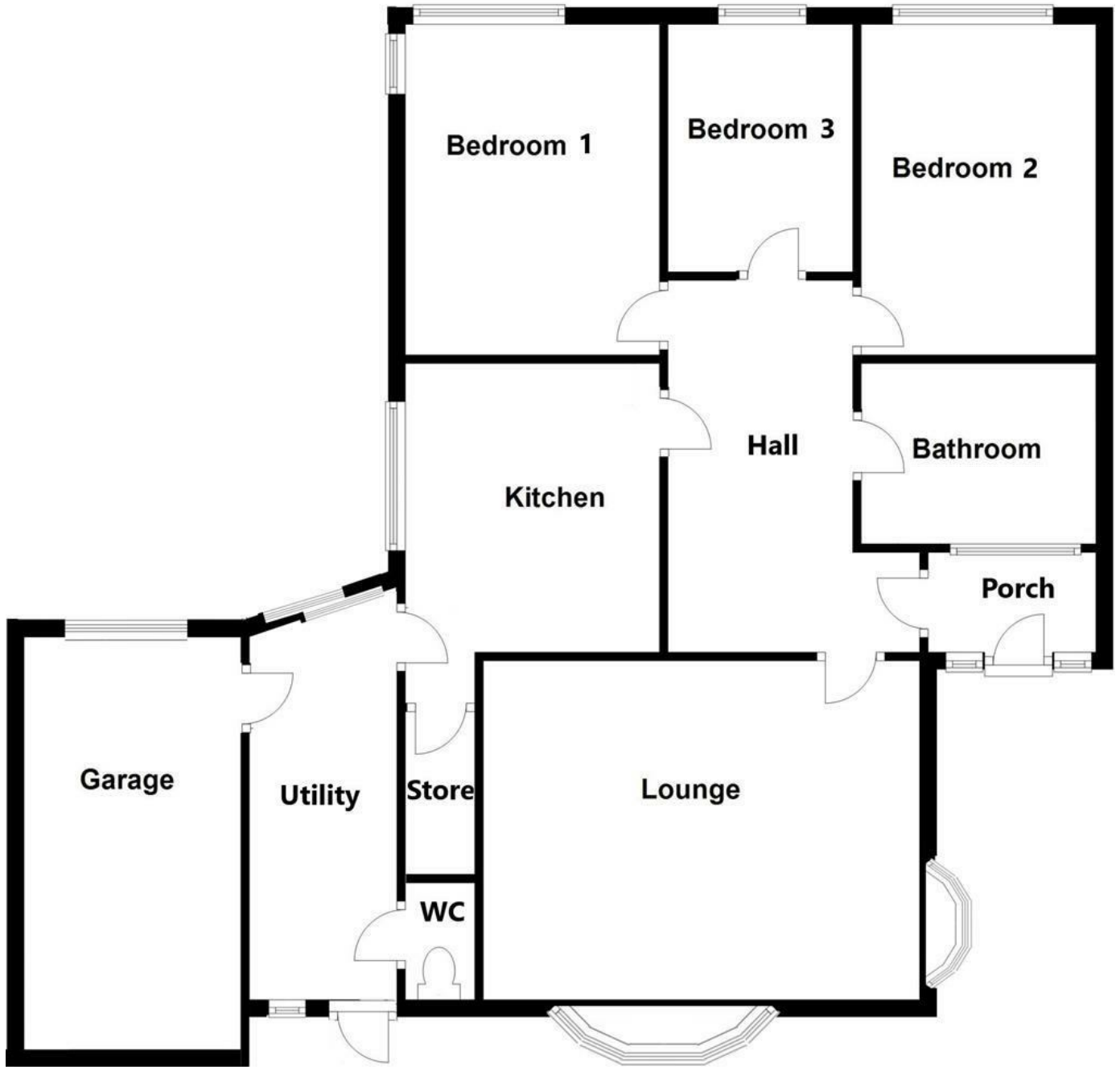
GENERAL INFORMATION Sales Freehold

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 Norfolk Crescent, Aldridge



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