

CHRIS FOSTER & Daughter

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205 Walsall Road, Aldridge, WS9 0BE Guide Price £440,000

A particularly spacious, well presented traditional style semi detached residence that has been considerably improved and extended to create an excellent sized family home, situated on an extensive plot in a highly sought after location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Sitting Room * Superb Dining/Kitchen * Utility * Study/Bedroom * Ground Floor Shower Room * 4 Bedrooms * Large Family Bathroom * Extensive Garden * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



205 Walsall Road, Aldridge



Reception Hall



Lounge



Lounge



Sitting Room



Superb Open Plan Dining/Kitchen



205 Walsall Road, Aldridge



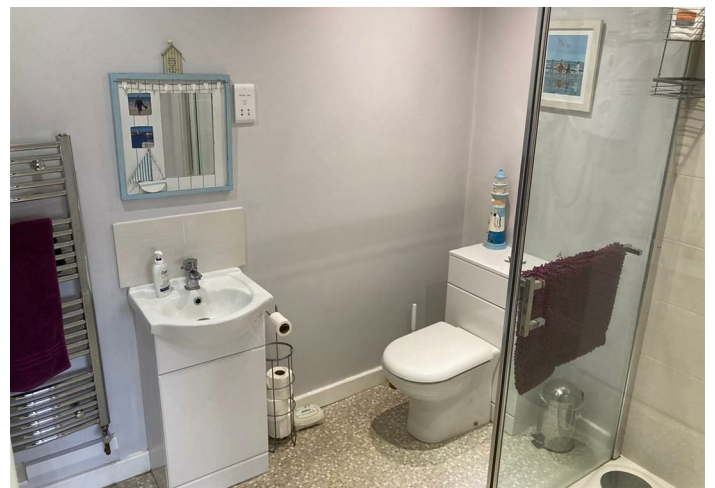
Superb Open Plan Dining/Kitchen



Utility



Study/Bedroom Five



Ground Floor Shower Room

205 Walsall Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Three

205 Walsall Road, Aldridge



Bedroom Four



Family Bathroom



Family Bathroom



Rear Garden



Rear Garden



Rear Elevation

205 Walsall Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented traditional style semi detached residence that has been considerably improved and extended to create an excellent sized family home. The property occupies an extensive plot in this highly sought after location close to 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, tiled floor and light point.

RECEPTION HALL

composite entrance door, laminate floor covering, central heating radiator and ceiling light point.

LOUNGE

5.64m x 3.40m (18'6 x 11'2)

PVCu double glazed double opening doors to the rear garden, feature fireplace with gas coal effect fire fitted, laminate floor covering, central heating radiator, ceiling light point and three wall light points.

SITTING ROOM

4.09m x 3.40m (13'5 x 11'2)

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

STUDY/BEDROOM FIVE

2.57m x 2.46m (8'5 x 8'1)

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

GROUND FLOOR SHOWER ROOM

tiled shower enclosure with electric 'Mira' shower fitted, vanity wash hand basin, wc, chrome heated towel rail, ceiling spot lights and extractor fan.

SUPERB OPEN PLAN DINING/KITCHEN

205 Walsall Road, Aldridge

KITCHEN AREA

4.57m x 3.76m max dims (15' x 12'4 max dims)

PVCu double glazed door to side elevation, access to the utility, range of white high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, integrated dishwasher, tiled floor, central heating radiator, two ceiling light points and being open plan to:

DINING AREA

4.70m x 3.43m (15'5 x 11'3)

PVCu double glazed double opening doors and windows to rear elevation, working surface with additional fitted white high gloss base units below, tiled floor, inset ceiling spot lights, two wall light points and air conditioning unit/heater.

UTILITY

3.00m x 2.59m (9'10 x 8'6)

PVCu double glazed window to rear elevation, range of fitted wall and base units, working surface with inset stainless steel single drainer sink unit having mixer tap over, space and plumbing for washing machine, space for tumble drier and fridge/freezer, central heating radiator, ceiling light point, extractor fan and wall mounted 'Worcester' central heating boiler.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

4.09m x 3.40m (13'5 x 11'2)

PVCu double glazed bay window to front elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM TWO

3.66m x 3.40m (12' x 11'2)

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

BEDROOM THREE

4.47m x 2.59m (14'8 x 8'6)

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

BEDROOM FOUR

2.34m x 2.06m (7'8 x 6'9)

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

FAMILY BATHROOM

4.93m x 2.49m (16'2 x 8'2)

two PVCu double glazed frosted windows to rear elevation, panelled bath, separate shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit with storage cupboards below, laminate floor covering, central heating radiator, extractor fan, two ceiling light points and airing cupboard off.

OUTSIDE

FORE GARDEN

gravelled driveway providing ample off road parking, trees and shrubs.

205 Walsall Road, Aldridge

EXTENSIVE REAR GARDEN

timber deck, lawned areas with mature well stocked borders trees and shrubs, gravelled patio/seating area, outside lighting and useful shed.

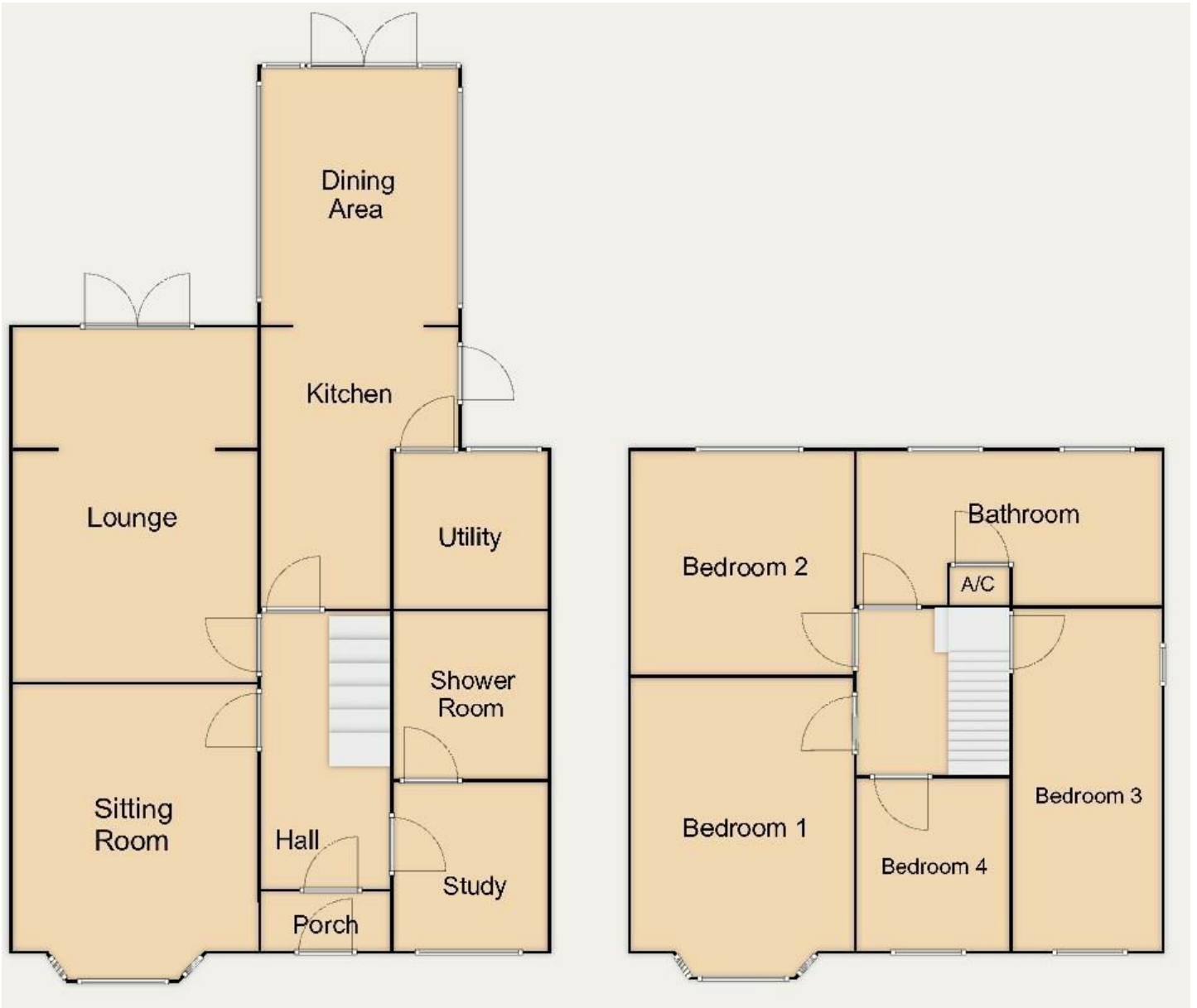
GENERAL INFORMATION

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.

205 Walsall Road, 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		