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15 Suffolk Grove, Aldridge, WS9 8RG Offers Over £350,000

A particularly spacious, well maintained and presented semi detached family residence occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Impressive Through Lounge * Separate Dining Room
* Luxury Fitted Dining/Kitchen * Utility * Guest Cloakroom * Three Bedrooms * Luxury Shower
Room * Ample Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu
Double Glazing

Council Tax Band
Local Authority -



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

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Company Number: 11253248



15 Suffolk Grove, Aldridge



Reception Hall



Through Lounge



Through Lounge



Dining Room



Luxury Dining/Kitchen



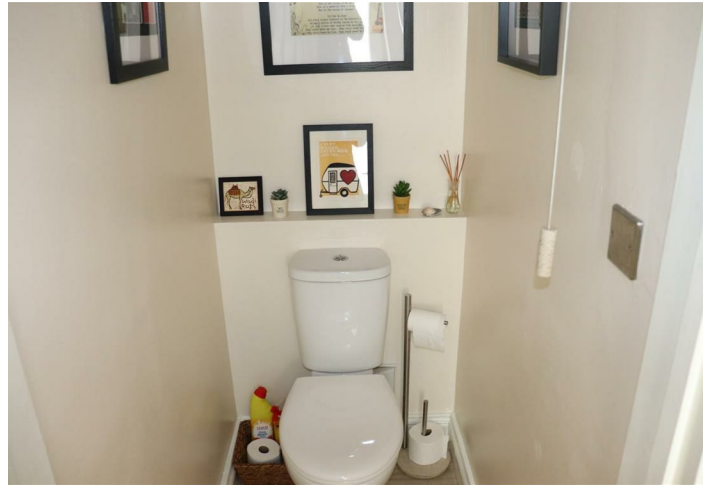
15 Suffolk Grove, Aldridge



Luxury Dining/Kitchen



Utility



Guest Cloakroom



Bedroom One

15 Suffolk Grove, Aldridge



Bedroom One



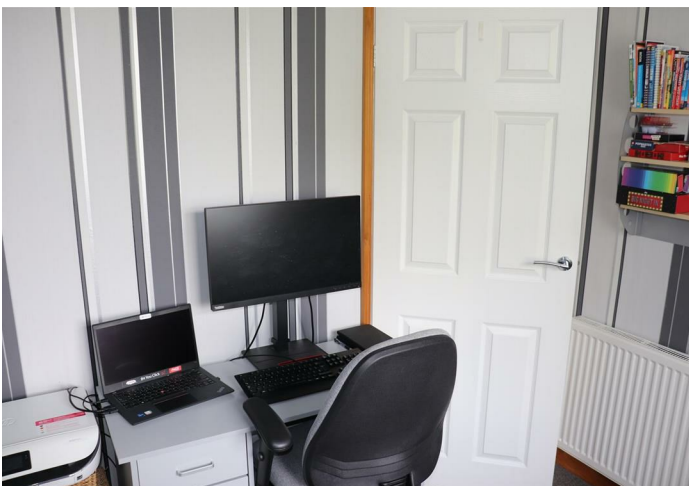
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Luxury Shower Room

15 Suffolk Grove, Aldridge



Luxury Shower Room



Rear Garden



Rear Elevation



Front Elevation

15 Suffolk Grove, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well maintained and presented semi detached family residence that has been extensively improved by the present owners. The property occupies a quiet cul-de-sac position with open green space to front in a sought after residential location close to local amenities at Lazy Hill and 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 and wall light point.

RECEPTION HALL

having entrance door, oak flooring, central heating radiator, wall light point and understairs storage cupboard off.

IMPRESSIVE THROUGH LOUNGE

7.19m x 3.53m (23'7 x 11'7)

PVCu double glazed bow window to front elevation, PVCu double glazed double opening doors to the rear, oak flooring, feature fireplace with modern gas pebble effect fire fitted, two ceiling light points, two wall light points and three central heating radiators.

DINING ROOM

3.05m x 2.08m (10'0 x 6'10)

PVCu double glazed bow window to front elevation, additional PVCu double glazed window to side, central heating radiator, ceiling spotlights and laminate floor covering.

LUXURY FITTED DINING/KITCHEN

4.72m x 3.66m (15'6 x 12'0)

PVCu double glazed double opening doors and windows to rear elevation, laminate floor covering, ceiling spotlights, modern vertical central heating radiator, space for table and chairs, double opening doors leading to the lounge, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, integrated dishwasher and fridge.

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UTILITY

2.67m x 2.24m (8'9 x 7'4)

having working surface, wash hand basin, base unit, space and plumbing for washing machine, space for fridge/freezer, ceiling spotlights, laminate floor covering, central heating radiator, wall mounted central heating boiler and PVCu double glazed door leading to the side entry.

GUEST CLOAKROOM

with WC, laminate floor covering and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation and ceiling light point.

BEDROOM ONE

3.45m x 3.35m (11'4 x 11'0)

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

BEDROOM TWO

3.35m x 3.02m (11'0 x 9'11)

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

BEDROOM THREE

2.39m x 2.36m (7'10 x 7'9)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and loft access.

LUXURY SHOWER ROOM

3.05m x 2.36m (10'0 x 7'9)

two PVCu double glazed windows to side elevation, large shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC unit with additional storage cupboards, tiled walls, ceiling light points, extractor fan and heated towel rail.

OUTSIDE

ENCLOSED SIDE ENTRY

with doors to front and rear elevations.

DEEP FORE GARDEN

having driveway providing ample off road parking, lawn, side borders and shrubs and electric car charging point.

LANDSCAPED REAR GARDEN

having large paved patio area, gravelled path, lawn, side borders, trees and shrubs, additional rear deck, fruit trees, outside tap 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

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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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