

CHRIS FOSTER & Daughter

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29 The Glades, Aldridge, WS9 8RN Guide Price £385,000

A particularly spacious, extended, modern detached family residence occupying a quiet corner position in this popular residential cul-de-sac within easy reach of Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Guest Cloakroom * Four Bedrooms * Modern Bathroom * Garage & Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



29 The Glades, Aldridge



Lounge



Fitted Dining/Kitchen



Lobby / Guest Cloakroom

Bedroom One

29 The Glades, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

29 The Glades, Aldridge



Modern Bathroom



Rear Garden



Rear Garden



Front Elevation

29 The Glades, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious and extremely well presented, extended, modern detached family residence that occupies a private corner position in this highly sought after cul-de-sac location within easy reach of 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 and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation and quarry tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and laminate floor covering.

LOUNGE

4.60m x 3.38m (15'1 x 11'1)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

MODERN FITTED DINING/KITCHEN

6.99m x 2.36m (22'11 x 7'9)

PVCu double glazed window and sliding patio doors leading to the rear gardens, range of modern fitted wall, base units and drawers, working surfaces with inset one and a half bowl stainless steel sink and single drainer, space for cooker and tumble dryer, space and plumbing for washing machine and dishwasher, wall mounted "Worcester" central heating boiler, two central heating radiators, two ceiling light points, laminate floor covering, extractor fan, space for table and chairs and understairs storage cupboard off.

REAR LOBBY

laminate floor covering, ceiling light point and access to the garage.

GUEST CLOAKROOM

PVCu double glazed window to side elevation, WC, pedestal wash hand basin, central heating radiator, extractor fan and ceiling light point.

29 The Glades, Aldridge

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off with central heating radiator.

BEDROOM ONE

4.39m x 4.29m max dims (14'4" x 14'0" max dims)

two PVCu double glazed windows to front elevation, two central heating radiators, ceiling light point and built in wardrobes.

BEDROOM TWO

2.97m x 2.51m (9'9 x 8'3)

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

BEDROOM THREE

3.02m x 2.29m (9'11 x 7'6)

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

BEDROOM FOUR

3.68m x 2.29m (12'1 x 7'6)

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

MODERN BATHROOM

PVCu double glazed window to rear elevation, panelled bath with electric "Triton" shower over, pedestal wash hand basin, low flush WC, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

GARAGE

3.61m x 2.36m (11'10 x 7'9)

double opening doors to front, light and power.

FORE GARDEN

driveway providing ample off road parking, lawn, shrubs and gated side access leading to:

LANDSCAPED REAR GARDEN

paved patio and additional timber decked area, lawn, attractive floral borders and shrubs, timber fencing, brick built BBQ and useful shed.

GENERAL INFORMATION

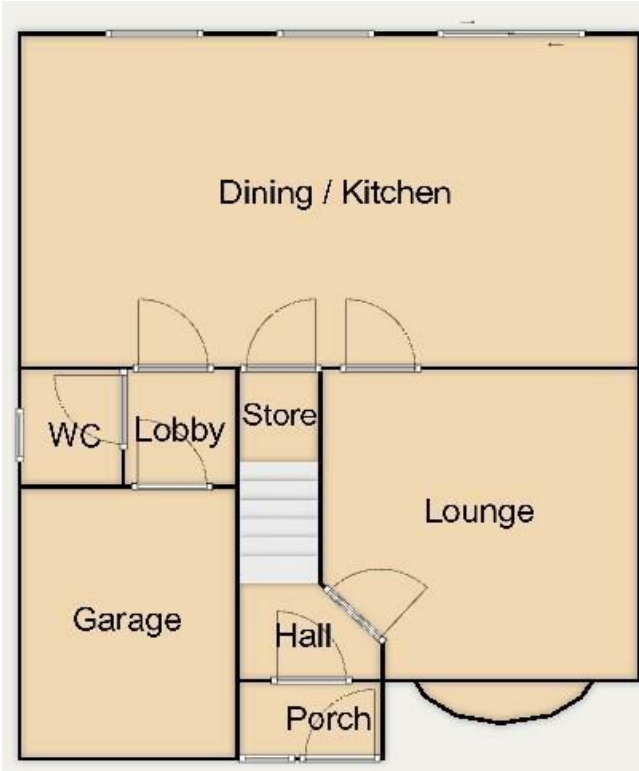
We understand the property is Freehold with vacant possession upon completion.

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.

29 The Glades, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	