

# CHRIS FOSTER & Daughter

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## 7 Hillview, Aldridge, WS9 8XJ Guide Price £277,500

A well presented 3 bedroom semi detached residence situated in a quiet and sought after location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Modern Fitted Kitchen \* Utility \* 3 Bedrooms \* Bathroom \* Side Garage \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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Company Number: 11253248



# 7 Hillview, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen

# 7 Hillview, Aldridge



Fitted Kitchen



Utility



Bedroom One



Bedroom One

# 7 Hillview, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

# 7 Hillview, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented 3 bedroom semi detached residence that is situated in a quiet and sought after location close to green belt countryside and within easy reach of local amenities.

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 sliding patio door to front elevation and wall light point.

## **RECEPTION HALL**

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

## **THROUGH LOUNGE/DINING ROOM**

7.24m x 3.28m (23'9 x 10'9)

PVCu double glazed bow window to front elevation, PVCu double glazed window to rear, feature fireplace with modern electric fire fitted, two central heating radiators and two ceiling light points.

## **MODERN FITTED KITCHEN**

2.77m x 2.51m (9'1 x 8'3)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker, laminate floor covering, central heating boiler housed in matching unit and pantry off.

## **UTILITY**

3.15m x 2.39m (10'4 x 7'10)

door and window to rear elevation, working surface with inset double sink having mixer tap over, plumbing for washing machine, ceiling light point, laminate floor covering and access to the garage.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, ceiling light point, loft access and airing cupboard off.

## **BEDROOM ONE**

3.76m x 3.10m (12'4 x 10'2)

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

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## **BEDROOM TWO**

3.45m x 2.67m (11'4 x 8'9)

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

## **BEDROOM THREE**

2.49m x 1.98m (8'2 x 6'6)

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

## **BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with shower over, pedestal wash hand basin, wc, tiled splashbacks, tiled floor, ceiling light point and heated towel rail.

## **OUTSIDE**

### **SINGLE SIDE GARAGE**

### **FORE GARDEN**

tarmacadam driveway, lawn and side border.

### **REAR GARDEN**

patio area, lawn, side borders, brick built bar-be-que and timber fencing.

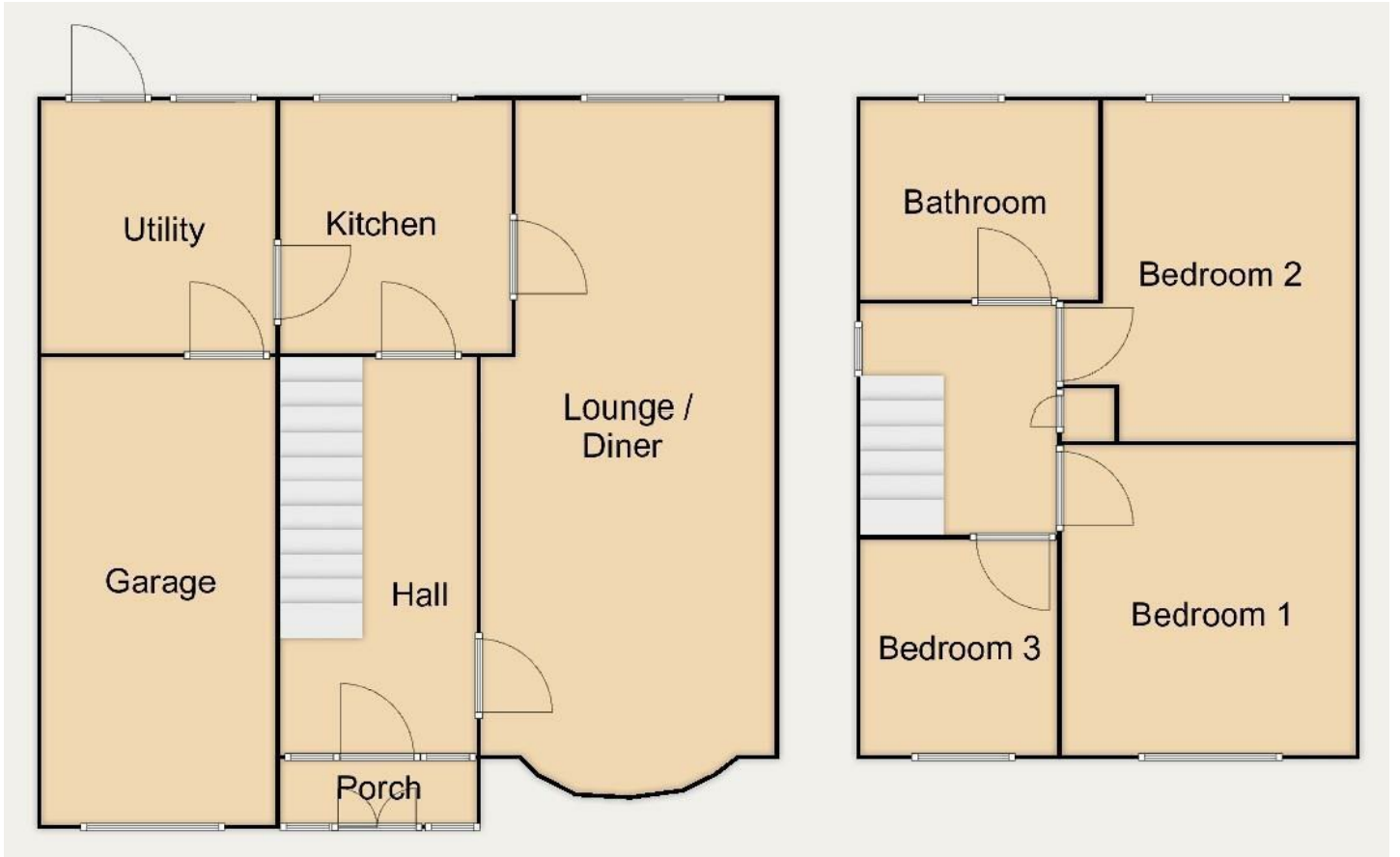
## **GENERAL INFORMATION**

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

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