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33 The Glades, Aldridge, WS9 8RN Guide Price £350,000

A modern three bedroomed detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location within easy reach of Aldridge village centre.

* Canopy Porch * Reception Hall * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * Three Bedrooms * Shower Room * Side Garage * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



33 The Glades, Aldridge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



Guest Cloakroom

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First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

33 The Glades, Aldridge



Shower Room



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this modern three bedroomed detached family residence that occupies an excellent position in this highly sought after residential cul-de-sac 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 system and PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door and central heating radiator.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, wash hand basin with tiled splash back and ceiling light point.

LOUNGE

4.42m x 3.81m (14'6 x 12'6)

PVCu double glazed bow window to front elevation, central heating radiator and two wall light points.

FITTED DINING/KITCHEN

4.83m x 3.12m (15'10 x 10'3)

two PVCu double glazed windows to rear elevation, central heating radiator, ceiling light point, ceiling coving, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Zanussi" electric oven and gas hob, space for appliances, PVCu double glazed door to side and useful pantry off.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.89m plus wardrobes x 2.57m (12'9 plus wardrobes x 8'5)

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

33 The Glades, Aldridge

BEDROOM TWO

3.10m x 2.79m (10'2 x 9'2)

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

BEDROOM THREE

2.90m x 2.21m (9'6 x 7'3)

PVCu double glazed window to front elevation, fitted wardrobe/storage cupboard, central heating radiator and ceiling light point.

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, pedestal wash hand basin, WC, ceiling light point and central heating radiator.

OUTSIDE

SIDE GARAGE

5.59m x 2.49m (18'4 x 8'2)

up and over door to front, door to rear and ceiling light point.

FORE GARDEN

tarmac driveway, additional gravelled area with inset shrubs, outside light and gated side access leading to:

REAR GARDEN

with paved patio area and pathway leading to rear sun patio, lawn, side borders, timber fencing and outside light.

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	