

# CHRIS FOSTER & Daughter

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## 98 Walsall Wood Road, Aldridge, WS9 8RA Guide Price £435,000

A spacious, well presented, four bedroomed detached family residence occupying an excellent position in this highly sought after residential location close to Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Separate Dining Room  
\* Conservatory \* Fitted Kitchen \* Four Bedrooms \* Master with Shower En Suite \* Family  
Bathroom \* Garage & Off Road Parking \* Landscaped Gardens \* Gas Central Heating System  
\* PVCu Double Glazing

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248



# 98 Walsall Wood Road, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Conservatory

# 98 Walsall Wood Road, Aldridge



Fitted Kitchen



Guest Cloakroom



Bedroom One



Bedroom Two



# 98 Walsall Wood Road, Aldridge



Bedroom Three



Bedroom Four



Bathroom



Rear Garden

# 98 Walsall Wood Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented detached family residence that occupies an excellent position in this highly sought after residential location close to 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**

having sliding double glazed patio door and windows to front elevation and wall light point.

## **RECEPTION HALL**

with entrance door, laminate floor covering, central heating radiator, ceiling light point and under stairs storage cupboard off.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin, central heating radiator, ceiling light point and tiled floor.

## **LOUNGE**

5.31m x 3.53m (17'5 x 11'7)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator and three wall light points.

## **DINING ROOM**

3.53m x 2.67m (11'7 x 8'9)

wood effect flooring, central heating radiator, wall light point and double glazed sliding patio door leads to:

## **CONSERVATORY**

3.18m x 3.00m (10'5 x 9'10)

PVCu double glazed double opening doors and windows to the rear elevation and two wall light points.

# 98 Walsall Wood Road, Aldridge

## FITTED KITCHEN

4.27m x 2.51m (14'0 x 8'3)

PVCu double glazed door and window to rear, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric oven and gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, tiled floor, two ceiling light points and central heating radiator.

## FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

## BEDROOM ONE

3.58m x 3.53m (11'9 x 11'7)

PVCu double glazed window to front elevation, range of fitted wardrobes, central heating radiator, ceiling light point, wall light point, shower enclosure and vanity wash hand basin with storage cupboard below.

## BEDROOM TWO

3.30m x 2.69m plus wardrobes (10'10 x 8'10 plus wardrobes)

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

## BEDROOM THREE

2.69m x 2.62m (8'10 x 8'7)

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

## BEDROOM FOUR

2.87m x 2.13m (9'5 x 7'0)

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

## BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, vanity wash hand basin, WC, tiled walls and floor, chrome heated towel rail and ceiling spotlights.

## OUTSIDE

### GARAGE

5.13m x 2.51m (16'10 x 8'3)

up and over door to front, door to side and light point.

### FORE GARDEN

block paved frontage providing ample off road parking, shrubs and side access leading to:

### LANDSCAPED REAR GARDEN

paved patio area, shaped lawn, attractive borders, trees and shrubs, useful shed 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.

## **98 Walsall Wood Road, Aldridge**

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.

# 98 Walsall Wood Road, Aldridge

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	