

# CHRIS FOSTER & Daughter

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## 218 Whetstone Lane, Aldridge, WS9 0HF Guide Price £279,950

A well proportioned semi detached family residence in need of general modernisation situated in this highly sought after residential location close to local amenities.

\* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Three Bedrooms \* Loft Room/Bedroom Four \* Bathroom \* Recessed Side Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \*

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





# 218 Whetstone Lane, Aldridge



Lounge / Dining Room



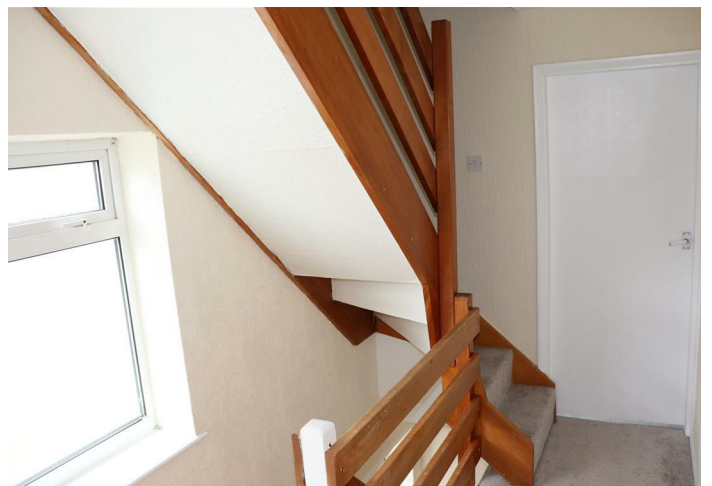
Lounge / Dining Room



Fitted Kitchen



Fitted Kitchen



First Floor Landing

# 218 Whetstone Lane, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



# 218 Whetstone Lane, Aldridge



Loft Room / Bedroom Four



Rear Aspect



Rear Garden



Rear Garden



Rear Elevation

# 218 Whetstone Lane, Aldridge

An internal inspection is essential to begin to fully appreciate this well proportioned semi detached family residence that is in need of general modernisation situated in this highly sought after residential location close to 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:

## **RECEPTION HALL**

having PVCu double glazed entrance door to side elevation, ceiling light point, central heating radiator, laminate flooring and under stair storage.

## **LOUNGE / DINING ROOM**

5.61m x 5.00m (max) (18'05 x 16'05 (max))

having PVCu double glazed window to front elevation, two ceiling light points, four wall light points, two central heating radiators, ceiling coving and feature fireplace with electric fire fitted.

## **FITTED KITCHEN**

5.00m x 2.87m (16'05 x 9'05)

having PVCu double glazed window and frosted door to rear elevation, two ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround, inset bowl and half stainless steel drainer sink having mixer tap over, built in 'Hotpoint' double electric oven and 'Zanussi' gas hob, space for washing machine, tumble dryer and fridge/freezer, and wall mounted 'Baxi' central heating boiler.

## **FIRST FLOOR LANDING**

PVCu double glazed frosted window to side elevation and wall light.

## **BEDROOM ONE**

4.57m x 3.00m (15'00 x 9'10)

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

## **BEDROOM TWO**

3.94m x 3.00m (12'11 x 9'10)

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

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## **BEDROOM THREE**

2.95m x 1.88m (9'08 x 6'02)

having PVCu double glazed window to front and side elevations, ceiling light point and central heating radiator.

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, ceiling light point, central heating radiator, ceiling coving, WC, pedestal wash hand basin, panelled bath with 'Triton' electric shower fitted over, tiled walls and storage cupboard off.

## **SECOND FLOOR LANDING**

having wall light point and eaves storage access.

## **LOFT ROOM / BEDROOM FOUR**

4.24m x 3.94m (13'11 x 12'11)

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

## **OUTSIDE**

### **GARAGE**

4.72m x 2.26m (15'06 x 7'05)

having up and over garage door to front elevation, and door and window to side elevation.

### **FORE GARDEN**

having tarmacadam driveway, lawned area with mature shrub borders.

### **REAR GARDEN**

having slabbed patio area, lawned area with mature shrubs, fenced borders and side access to front.

## **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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