

# CHRIS FOSTER & Daughter

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## 19 Beacon Hill, Aldridge, WS9 0RH Guide Price £325,000

A particularly spacious, semi detached dormer bungalow occupying an excellent position in this highly sought after residential location with open views to the rear and within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge/Dining Room \* Conservatory \* Sitting Room/Bedroom Four \* Fitted Kitchen \* Enclosed Side Entry \* Three Bedrooms \* Master with Ensuite Shower Room \* Additional Shower Room \* Extensive 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



# 19 Beacon Hill, Aldridge



Lounge/Dining Room



Conservatory



Sitting Room/Bedroom Four



Fitted Kitchen

# 19 Beacon Hill, Aldridge



Fitted Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Shower Room

# 19 Beacon Hill, Aldridge



Shower Room



Bedroom One



Bedroom One



En Suite



Rear Garden

# 19 Beacon Hill, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious semi detached dormer bungalow that occupies an excellent position with open views to the rear. The property is situated in a sought after residential location 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 door and windows to front elevation, central heating radiator and wall light point.

## **RECEPTION HALL**

PVCu double glazed entrance door, PVCu double glazed frosted window, central heating radiator, three ceiling light points, two wall light points, under stairs storage cupboard off and additional airing cupboard.

## **LOUNGE/DINING ROOM**

6.96m x 4.27m max dims (22'10" x 14'0" max dims)

PVCu double glazed window to rear elevation, feature fireplace with gas coal effect fire fitted, four central heating radiators, two ceiling light points and PVCu double glazed double opening doors leading to:

## **CONSERVATORY**

3.58m x 2.90m (11'9 x 9'6)

PVCu double glazed doors and windows to rear elevation, tiled floor, central heating radiator and two wall light points.

## **SITTING ROOM/BEDROOM FOUR**

3.51m x 2.29m (11'6 x 7'6)

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

## **FITTED KITCHEN**

3.30m x 3.20m (10'10 x 10'6)

PVCu double glazed door and window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel sink with mixer tap over, built in "Hotpoint" double oven, separate gas hob with stainless steel extractor canopy over, integrated washing machine and fridge, tiled floors, central heating radiator and inset ceiling spotlights.

# 19 Beacon Hill, Aldridge

## **BEDROOM TWO**

3.58m x 3.35m (11'9 x 11'0)

PVCu double glazed bay window to front elevation, range of wardrobes, dressing table and double bed recess with bedside cabinets and overhead storage, central heating radiator and ceiling light point.

## **BEDROOM THREE**

3.35m x 3.05m (11'0 x 10'0)

PVCu double glazed window to side elevation, range of fitted wardrobes incorporating single cabin bed with drawers below, central heating radiator, ceiling light point and additional display light.

## **SHOWER ROOM**

PVCu double glazed frosted window to side elevation, corner shower enclosure with overhead and hand held shower attachments, vanity wash hand basin/WC unit with storage cupboards below, heated towel rail, central heating radiator, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

with double glazed skylight window to front elevation and two wall light points.

## **BEDROOM ONE**

6.93m x 4.72m max dims (22'8" x 15'5" max dims)

two double glazed skylight windows to rear elevation, double glazed skylight window to front elevation, two ceiling light points, loft access and additional under eaves storage.

## **ENSUITE SHOWER ROOM**

PVCu double glazed frosted window to side elevation, corner shower enclosure, vanity wash hand basin with storage cupboards below, WC, tiled floor, heated towel rail, ceiling spotlights and extractor fan.

## **OUTSIDE**

### **ENCLOSED SIDE ENTRY**

PVCu double glazed doors to front and rear elevations, three PVCu double glazed frosted windows to side elevation, central heating radiator and four fluorescent strip lights.

### **DEEP FORE GARDEN**

with 'Creteprint' driveway providing extensive off road parking, shrubs and outside lighting.

### **REAR GARDEN**

block paved patio, lawn, mature well stocked borders, trees and shrubs, outside lighting and open aspect to rear.

## **GENERAL INFORMATION**

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

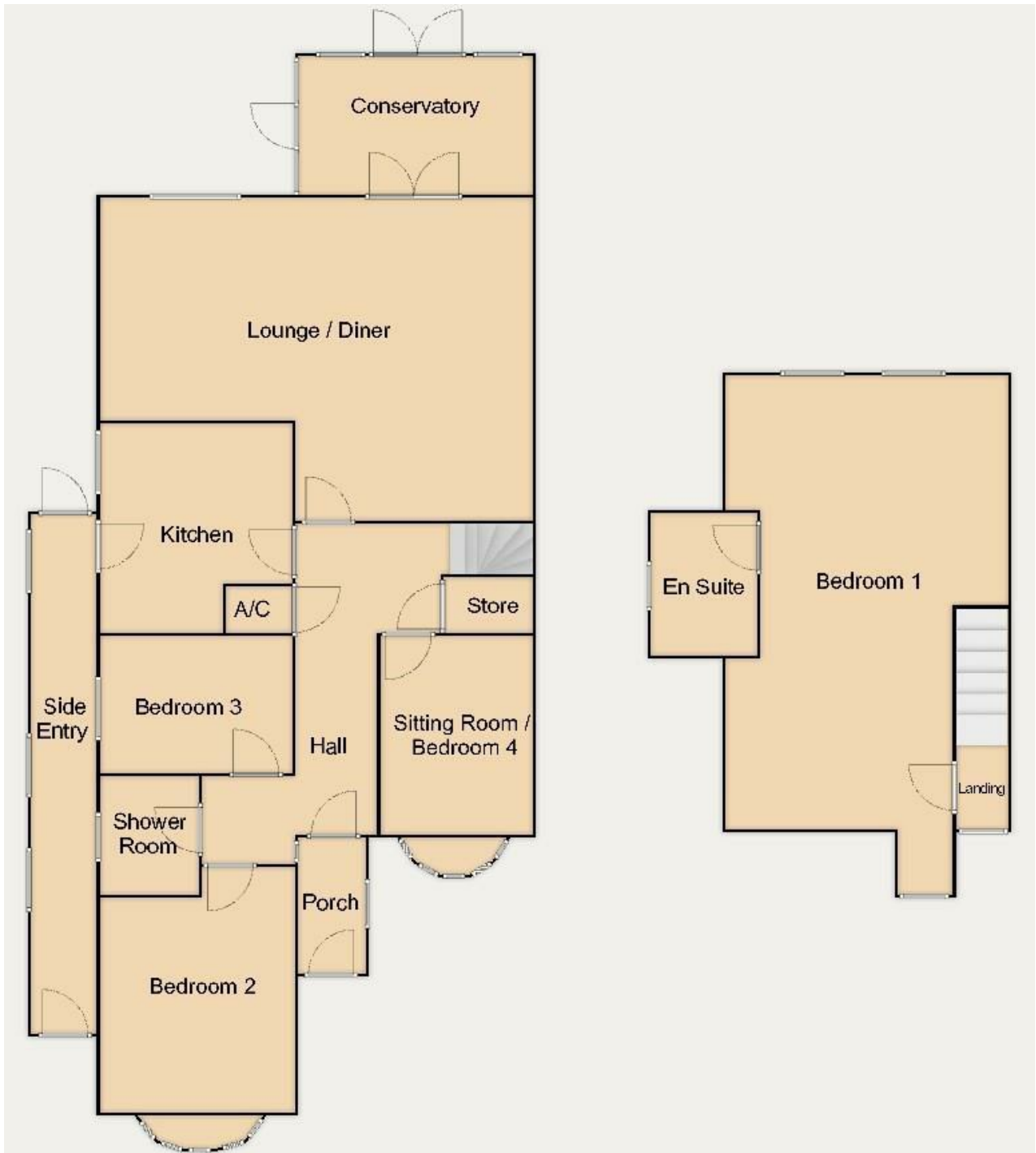
**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.


**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

## **19 Beacon Hill, Aldridge**

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.

# 19 Beacon Hill, Aldridge



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 