

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfooster.co.uk



115 Greenwood Road, Aldridge, WS9 8XW Guide Price £225,000

A spacious, three bedroomed, mid town house residence occupying a quiet position in this sought after residential location and within easy reach of local amenities.

* Ideal First Purchase or Buy to Let Opportunity * Fully Enclosed Porch * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * Three Bedrooms * Shower Room * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfooster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



115 Greenwood Road, Aldridge



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen

115 Greenwood Road, Aldridge



Bedroom One



Shower Room



Rear Garden



Front Elevation

115 Greenwood Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this mid town house residence that occupies a quiet position in this 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, ceiling light point and metre cupboards.

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point and storage cupboard off.

GUEST CLOAKROOM

window to front elevation, WC, wash hand basin and ceiling light point.

LOUNGE

4.75m x 3.28m (15'7 x 10'9)

double glazed sliding patio doors leading to the rear garden, central heating radiator and ceiling light point.

FITTED DINING/KITCHEN

5.54m x 2.87m (18'2 x 9'5)

PVCu double glazed window to front elevation, range of 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 with extractor canopy over, space for washing machine, two ceiling light points and central heating radiator.

FIRST FLOOR LANDING

having loft access, ceiling light point, large storage cupboard off and additional airing cupboard housing the "Glow-worm" central heating boiler.

BEDROOM ONE

3.86m x 2.95m (12'8 x 9'8)

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

115 Greenwood Road, Aldridge

BEDROOM TWO

3.56m x 2.67m (11'8 x 8'9)

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

BEDROOM THREE

2.95m x 1.78m (9'8 x 5'10)

PVCu double glazed window to rear elevation and ceiling light point.

SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

having lawn, shrubs and pathway.

REAR GARDEN

paved patio area and path, lawn, gravelled border and shrubs, timber fencing, brick built storage shed and gated rear access.

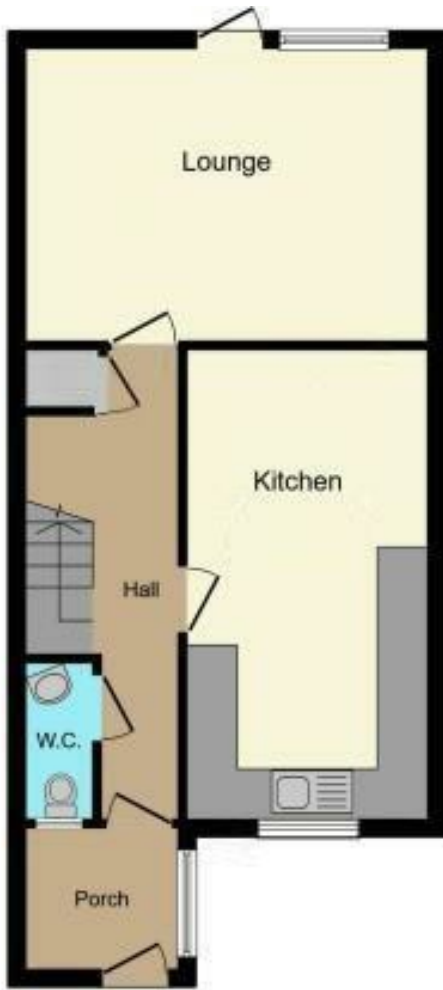
GENERAL INFORMATION

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

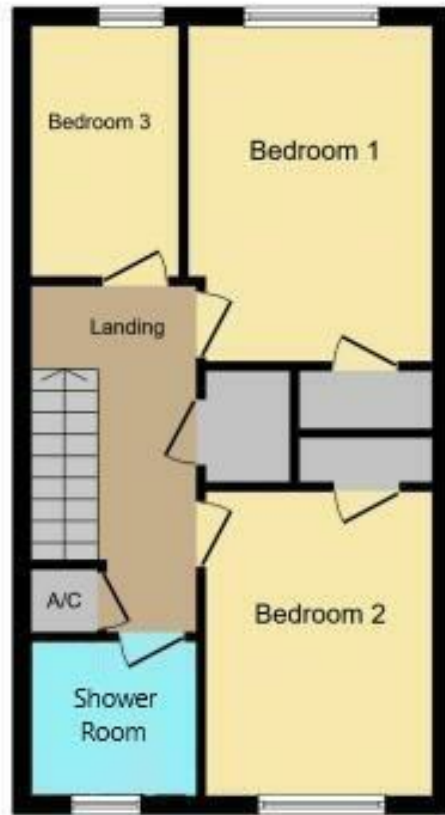
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

115 Greenwood Road, Aldridge



Ground Floor



First Floor

