

# CHRIS FOSTER & Daughter

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## 60 Westbrook Avenue, Aldridge, WS9 0DA Guide Price £255,000

A traditional style semi detached residence in need of general modernisation situated in a sought after location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Extended Kitchen \*  
Three Bedrooms \* Bathroom \* Side Garage & Off Road Parking \* Gas Central Heating System  
\* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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



# 60 Westbrook Avenue, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Kitchen



Bedroom One

# 60 Westbrook Avenue, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

# 60 Westbrook Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style semi detached residence that is in need of general modernisation. The property is situated in a sought after location and is within easy reach of local amenities including 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**

PVCu double glazed door to front elevation, quarry tiled floor and ceiling light point.

## **RECEPTION HALL**

having entrance door, laminate floor covering, central heating radiator, two wall light points and storage cupboard off.

## **THROUGH LOUNGE/DINING ROOM**

7.65m x 3.12m (25'1 x 10'3)

PVCu double glazed bay window to front elevation, PVCu double glazed bow window to rear, feature fireplace, two central heating radiators, two ceiling light points and two wall light points.

## **EXTENDED KITCHEN**

3.89m x 2.13m (12'9 x 7'0)

PVCu double glazed door and windows to rear elevation, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, space and plumbing for washing machine, central heating radiator, two fluorescent strip lights, wall mounted central heating boiler and access to the garage.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

3.51m x 3.00m (11'6 x 9'10)

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

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## **BEDROOM TWO**

3.53m x 3.00m (11'7 x 9'10)

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

## **BEDROOM THREE**

2.39m x 1.83m (7'10 x 6'0)

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

## **BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with electric shower over, pedestal wash hand basin, WC, central heating radiator, ceiling light point and airing cupboard off.

## **OUTSIDE**

### **SIDE GARAGE**

4.88m x 2.11m (16'0 x 6'11)

electric roller door to front, two fluorescent strip lights and storage cupboard off.

### **FORE GARDEN**

having concrete frontage providing off road parking.

### **GOOD SIZED REAR GARDEN**

patio area, lawn, mature well stocked borders, trees and shrubs and useful shed.

## **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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