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40 The Glades, Aldridge, WS9 8RN Guide Price £475,000

A particularly spacious, extended detached family residence occupying a superb corner position overlooking attractive green space to front elevation on this sought after development close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Conservatory * Sitting Room Extension * Fitted Kitchen * Four Bedrooms * Master with En-suite Shower Room * Family Bathroom * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



40 The Glades, Aldridge



Lounge



Dining Room



Conservatory



Fitted Kitchen



Bedroom One



40 The Glades, Aldridge



En Suite



Bedroom Two



Bathroom



Rear Garden



Rear Garden



Open Aspect

40 The Glades, Aldridge



Open Aspect



Front Elevation

40 The Glades, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended, detached family residence that occupies a superb corner position with open aspect to front elevation on this sought after development 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

PVCu double glazed sliding patio door and windows to front elevation, tiled floor and wall light point.

RECEPTION HALL

having 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, wash hand basin, central heating radiator and ceiling light point.

LOUNGE

5.31m x 3.58m (17'5 x 11'9)

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

DINING ROOM

3.56m x 2.59m (11'8 x 8'6)

laminate floor covering, two wall light points, central heating radiator and double glazed sliding patio door leading to:

CONSERVATORY

4.65m x 2.95m (15'3 x 9'8)

PVCu double glazed, double opening doors to rear elevation, tiled floor and ceiling light/fan.

SITTING ROOM EXTENSION

7.85m x 2.92m max (25'9 x 9'7 max)

PVCu double glazed bay window to front elevation, PVCu double glazed double opening doors to rear, laminate floor covering, two ceiling light points and central heating radiator.

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FITTED KITCHEN

4.19m x 2.51m (13'9 x 8'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel double sink and single drainer having mixer tap over, built in 'Neff' electric oven, separate gas hob, space for washing machine and fridge/freezer, two ceiling light points, central heating radiator and access to the conservatory.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.66m x 3.51m (12'0 x 11'6)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light/fan.

EN-SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling light point, chrome heated towel rail and extractor fan.

BEDROOM TWO

2.69m x 2.64m (8'10 x 8'8)

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

BEDROOM THREE

3.28m x 3.25m max dims (10'9" x 10'7" max dims)

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

BEDROOM FOUR

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

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, "P-shaped" bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls and floor, ceiling light point and chrome heated towel rail.

OUTSIDE

GARAGE

5.18m x 2.51m (17'0 x 8'3)

with electric roller door, door to side and fluorescent strip light.

FORE GARDEN

tarmac driveway and parking area, lawn, shrubs, security light and gated side access leading to:

REAR GARDEN

having block paved patio, lawn, shrubs and timber fencing

GENERAL INFORMATION

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

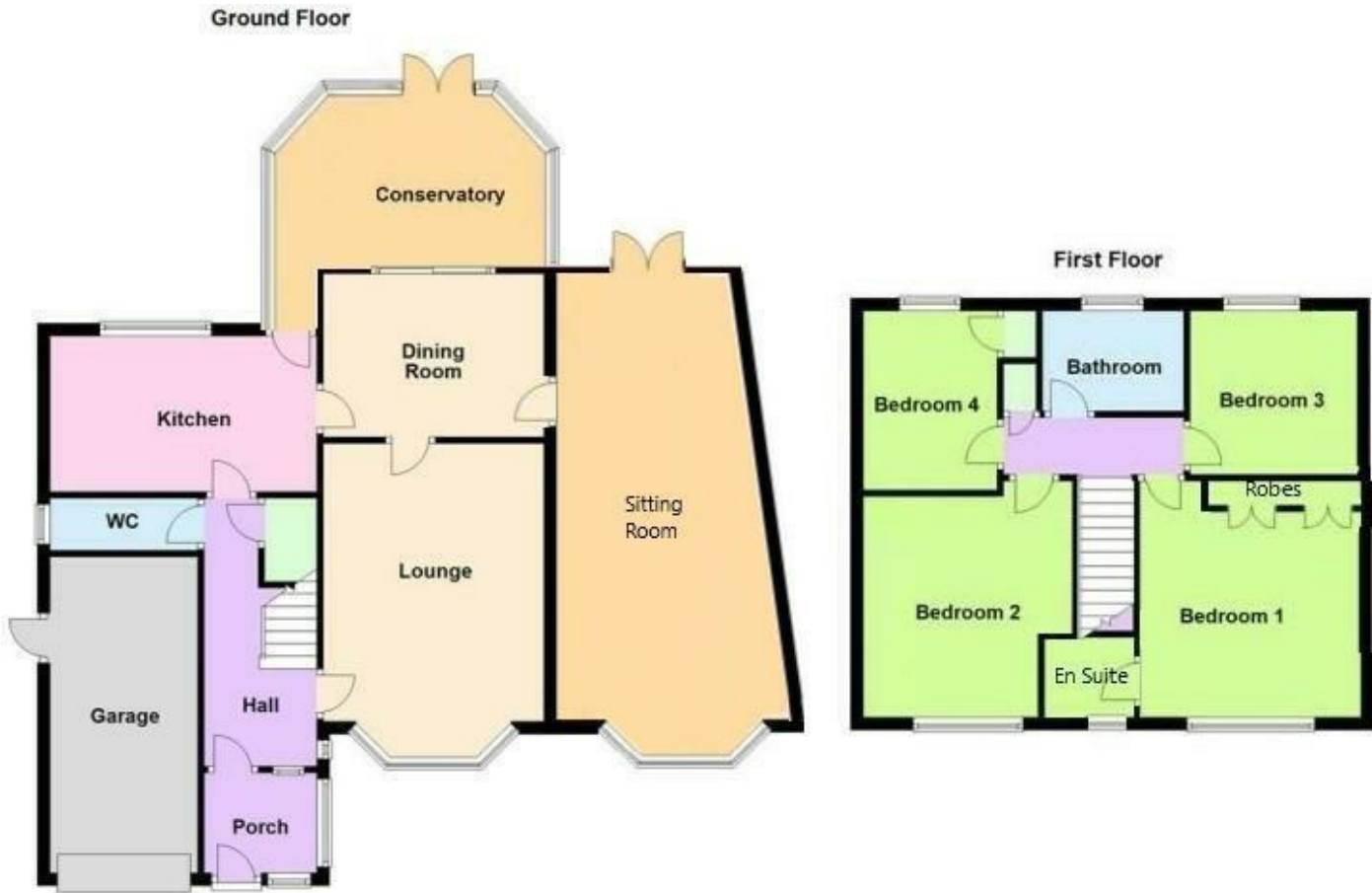
SERVICES All main services are connected together with telephone point subject to the usual regulations.

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	