

# CHRIS FOSTER & Daughter

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## 249 Bosty Lane, Aldridge, WS9 0QE Guide Price £525,000

A superbly appointed, extended, detached dormer bungalow occupying an excellent position in this highly sought after residential location with open aspect to front.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Superb Open Plan Dining/Kitchen \* Ground Floor Bedroom \* Ground Floor Bathroom \* Dormer Bedroom & En suite Shower Room \* Side Garage & Off Road Parking \* Gas Central Heating System \* Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 249 Bosty Lane, Aldridge



Reception Hall



Lounge



Lounge



Superb Dining/Kitchen



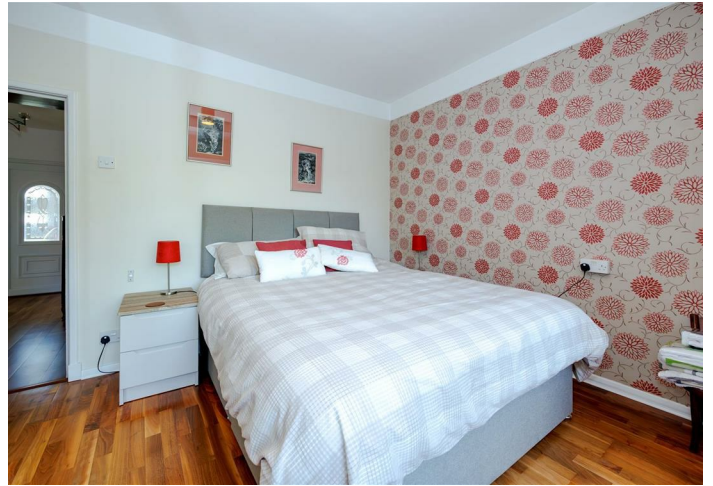
Superb Dining/Kitchen



# 249 Bosty Lane, Aldridge



Stairs To First Floor



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Bedroom One

# 249 Bosty Lane, Aldridge



Bedroom One



En Suite



En Suite



Rear Garden Patio

# 249 Bosty Lane, Aldridge



Rear Garden



Rear Elevation



Rear Elevation



Front Elevation

## 249 Bosty Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed extended, detached dormer bungalow that occupies an excellent position in this highly sought after residential location with open aspect to front. Local amenities are close at hand and Aldridge village centre is within easy reach.

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 double glazing briefly comprises the following:

### **FULLY ENCLOSED PORCH**

double opening composite doors to front elevation, tiled floor and wall light point.

### **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, ceiling light point, wood flooring and ornamental plate shelf.

### **LOUNGE**

4.65m x 3.66m (15'3 x 12'0)

PVCu double glazed bow window to front elevation, feature fireplace with log burner and tiled hearth, wood flooring, central heating radiator, ceiling light point, four wall light points and ornamental plate shelf.

### **SUPERB EXTENDED OPEN PLAN DINING/KITCHEN**

7.72m x 5.23m (25'4 x 17'2)

PVCu double glazed window and double opening doors to rear, additional PVCu double glazed double opening doors to side, four large double glazed sky light windows, tiled floor, central heating radiator, under floor heating, nine ceiling light points, additional inset ceiling spotlights and three wall light points, range of bespoke luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine and ample space for large table and chairs.

### **BEDROOM TWO**

3.61m x 3.28m (11'10 x 10'9)

PVCu double glazed bay window to rear elevation, range of fitted wardrobes with sliding mirrored doors, central heating radiator and ceiling light point.

# 249 Bosty Lane, Aldridge

## **BEDROOM THREE**

3.66m x 2.69m (12'0 x 8'10)

PVCu double glazed window to front elevation, range of fitted wardrobes, shelving and desk, central heating radiator and ceiling light point.

## **BATHROOM**

2.54m x 1.93m (8'4 x 6'4)

having "P-Shaped" bath with electric "Mira" shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls and floor central heating radiator, ceiling spotlights and extractor fan.

## **FIRST FLOOR LANDING**

double glazed skylight window to rear and ceiling light points.

## **BEDROOM ONE**

4.60m x 4.45m (15'1 x 14'7)

PVCu double glazed windows to the front and rear elevations, range of fitted wardrobes and drawers, central heating radiator and ceiling spotlights.

## **EN SUITE SHOWER ROOM**

3.66m x 2.69m (12'0 x 8'10)

double glazed skylight window to side, shower enclosure, vanity wash hand basin and WC unit with storage cupboards fitted, tiled walls and floor, central heating radiator, additional chrome heated towel rail, ceiling spotlights, extractor fan and airing cupboard off.

## **OUTSIDE**

### **SIDE GARAGE**

6.55m x 2.36m (21'6 x 7'9)

with up and over door to front, two fluorescent strip lights and door to the rear.

### **FORE GARDEN**

having block paved driveway providing ample off road parking, lawn, shrubs and brick boundary wall.

### **ENCLOSED SIDE ENTRY**

leading to:

### **REAR GARDEN**

with paved patio area, lawn, attractive mature borders, trees and shrubs, outside lighting, power and tap and additional security light.

## **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


## **249 Bosty Lane, 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.



# 249 Bosty Lane, Aldridge

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (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>   |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |