

CHRIS FOSTER & Daughter

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5 Stratford Drive, Aldridge, WS9 8LJ Offers Over £295,000

A particularly spacious, extended, semi detached family residence that is in need of general modernisation situated in a highly sought after residential location and within easy reach of local amenities.

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

Council Tax Band C
Local Authority - Walsall



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



5 Stratford Drive, Aldridge



Lounge



Extended Dining Room



Extended Kitchen



Extended Kitchen



Utility

5 Stratford Drive, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

5 Stratford Drive, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious, extended, semi detached family residence that is in need of general modernization. The property is situated within a highly sought after residential location within easy reach of local amenities at Lazy Hill and further afield at 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

with double glazed sliding patio door and windows to the front elevation and ceiling light point.

RECEPTION HALL

frosted glass paneled entrance door, central heating radiator and ceiling light point.

LOUNGE

4.42m x 3.81m (14'6" x 12'5")

PVCu double glazed window to front elevation, feature fireplace, four wall light points, central heating radiator and access to:

EXTENDED DINING ROOM

5.05m x 3.12m (16'7" x 10'3")

PVCu double glazed sliding patio door leading to the rear garden, built in dresser unit, two ceiling light points and central heating radiator.

EXTENDED KITCHEN

4.90m x 2.54m max (16'0" x 8'3" max)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel sink and double drainer unit, built in "Creda" electric oven and grill, separate "Belling" electric hob with extractor canopy over, space and plumbing for dishwasher, two fluorescent strip lights and useful pantry off.

UTILITY

3.68m x 2.90m (12'1" x 9'6")

PVCu double glazed door leading to the rear gardens, wall mounted "Worcester" central heating boiler, sink with hot and cold plumbing, two fluorescent strip lights, space for appliances and access to the garage.

5 Stratford Drive, Aldridge

GUEST CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM ONE

3.56m x 3.15m (11'8 x 10'4)

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

BEDROOM TWO

3.40m x 3.05m (11'2 x 10'0)

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

BEDROOM THREE

2.62m x 2.49m (8'7 x 8'2)

PVCu double glazed window to rear elevation, range of fitted storage units and working surfaces, central heating radiator and ceiling light point.

BATHROOM

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

OUTSIDE

SIDE GARAGE

5.21m x 2.44m (17'1 x 8'0)

double opening doors to front, two fluorescent strip lights and access to the utility.

FORE GARDEN

block paved frontage providing ample off road parking, shrubs and security light.

REAR GARDEN

paved patio, lawn, well stocked borders and shrubs, outside tap and lighting.

GENERAL INFORMATION

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

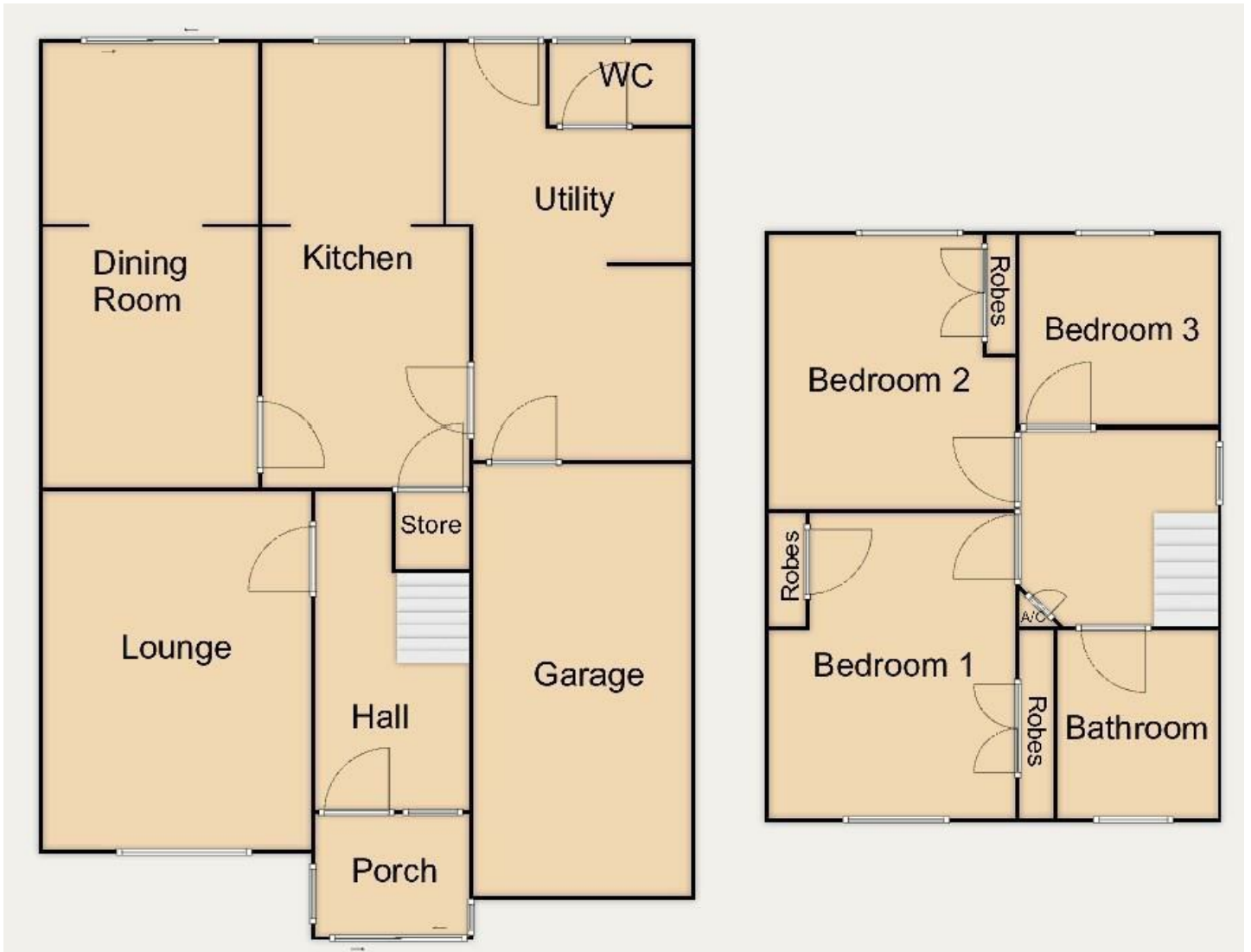
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

5 Stratford Drive, Aldridge

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.

5 Stratford Drive, Aldridge



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>			
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		