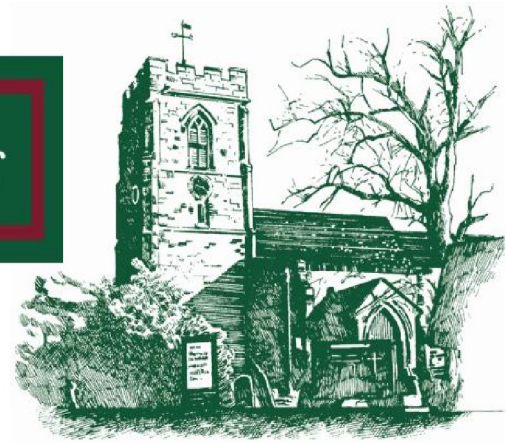


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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14 Dilke Road, Aldridge, WS9 0BX **Guide Price £360,000**

A particularly spacious, well presented, three bedroomed semi detached bungalow residence occupying an excellent position in this sought after residential location within easy reach of local amenities including Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge/Dining Room * Conservatory * Fitted Breakfast/Kitchen * Three Bedrooms * Two Shower Rooms * Side Garage/Utility * Two Garden Store Rooms * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



14 Dilke Road, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Conservatory



Fitted Breakfast/Kitchen

14 Dilke Road, Aldridge



Fitted Breakfast/Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

14 Dilke Road, Aldridge



Shower Room



Side Garage/Utility



Second Shower Room



Rear Garden



Rear Elevation

14 Dilke Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented, three bedroomed semi detached bungalow residence that occupies an excellent position in this sought after residential location 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 and windows to front elevation, laminate floor covering and wall light point.

RECEPTION HALL

frosted glass panelled entrance door, laminate floor covering, two ceiling light points, central heating radiator and access via drop down ladder to:

LOFT ROOM

having skylight window, light and power.

LOUNGE/DINING ROOM

8.10m x 3.66m (26'7 x 12'0)

PVCu double glazed window to rear elevation, feature fireplace with gas coal effect fire fitted, three central heating radiators, two ceiling light points, two wall light points and double opening doors leading to:

CONSERVATORY

3.73m x 3.43m (12'3 x 11'3)

PVCu double glazed double opening doors to rear elevation, ceiling light/fan, central heating radiators and two wall light points.

FITTED BREAKFAST/KITCHEN

4.57m x 2.59m (15'0 x 8'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in "Indesit" oven, "Hygena" gas hob with extractor canopy over, wall mounted "Vaillant" central heating boiler, fluorescent strip light, additional ceiling light, space for table and chairs and storage cupboard off.

14 Dilke Road, Aldridge

BEDROOM ONE

3.53m x 3.51m (11'7 x 11'6)

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

BEDROOM TWO

3.35m x 3.07m (11'0 x 10'1)

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

BEDROOM THREE

2.46m x 2.44m (8'1 x 8'0)

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

SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure, WC, vanity wash hand basin with storage cupboards below, half tiled walls, central heating radiator and tiled floor.

SIDE GARAGE/UTILITY

11.43m x 3.07m (37'6 x 10'1)

with electric up and over door to front, PVCu double glazed door to the rear gardens, working surface, fitted wall and base units, space and plumbing for washing machine, space for additional appliances, ceiling light point and space for additional strip light.

SHOWER ROOM TWO

having frosted window to rear elevation, shower enclosure, pedestal wash hand basin, WC, tiled walls and floor, ceiling light point and electric wall mounted heater.

OUTSIDE

FORE GARDEN

tarmacadam driveway, lawn, side borders and security light.

REAR GARDEN

having paved patio area, lawn, mature well stocked borders trees and shrubs, timber fencing, outside power supply and two garden stores.

GENERAL INFORMATION

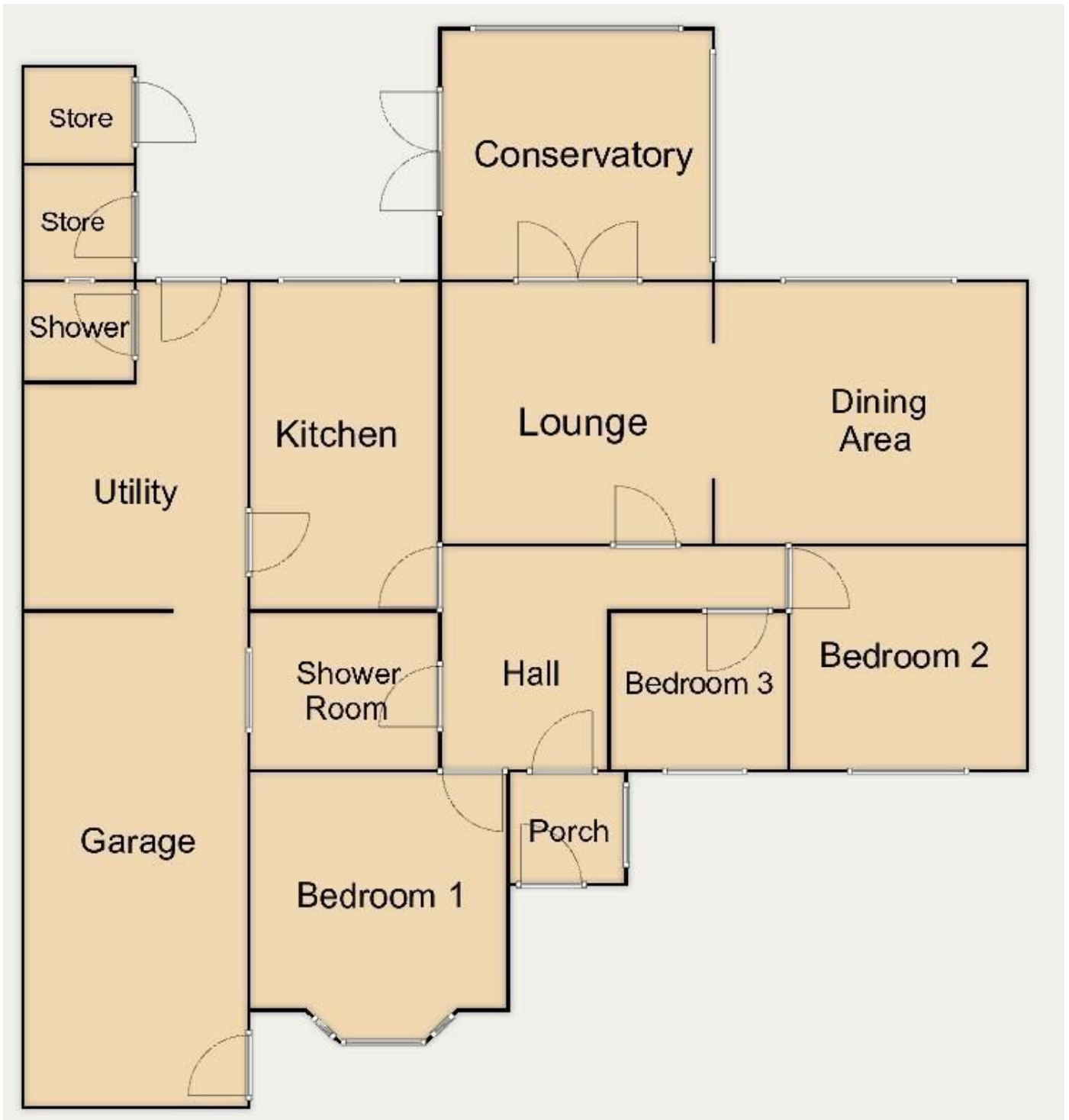
We understand the property is Freehold with vacant possession upon completion.

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.

14 Dilke Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	67
England & Wales	EU Directive 2002/91/EC	

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