

CHRIS FOSTER & Daughter

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16 Cambridge Close, Aldridge, WS9 8JL Guide Price £295,000

A particularly spacious, traditional style 3 bedroom semi detached bungalow residence, occupying a quiet cul-de-sac position in this popular residential area within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining/Kitchen * Utility * Three Bedrooms
* Bathroom * External Conservatory * Garage * Gas Central Heating * Double Glazing * No
Upward Chain

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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



16 Cambridge Close, Aldridge



Reception Hall



Lounge



Fitted Dining/Kitchen

16 Cambridge Close, Aldridge



Fitted Dining/Kitchen



Utility



Utility



Bedroom One



Bedroom One

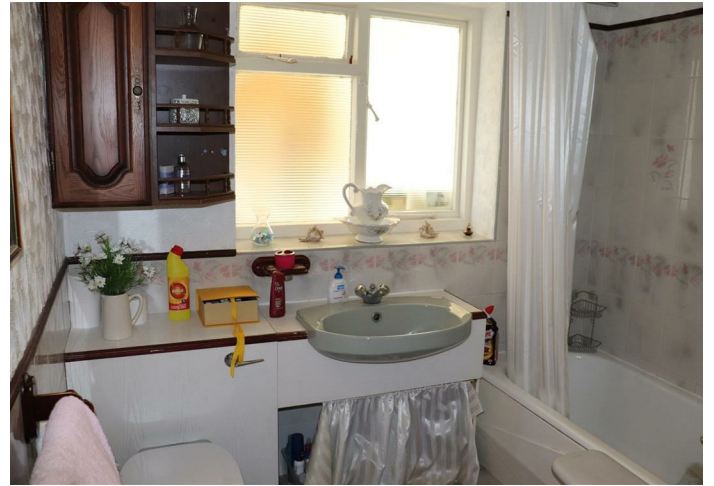


Bedroom Two

16 Cambridge Close, Aldridge



Bedroom Three



Bathroom



Rear Garden

16 Cambridge Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious three bedroomed semi detached bungalow that occupies a quiet cul-de-sac position in this popular residential location 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 requires general modernisation, enjoys the benefit of a gas central heating system and double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, door and light point,.

RECEPTION HALL

frosted glass paneled entrance door, central heating radiator, loft access, three wall light points, cloaks cupboard and two storage cupboards off.

LOUNGE

4.57m x 4.14m (15'0 x 13'7)

PVCu double glazed sliding patio door leading to the rear gardens, feature fireplace with gas fire fitted, central heating radiator, ceiling light point and three wall light points.

FITTED DINING KITCHEN

5.05m x 3.10m max (16'6" x 10'2" max)

double glazed bay window and additional double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven, separate gas hob, central heating radiator, two ceiling light points and gas fire with back boiler operating the central heating system.

UTILITY

4.93m x 3.91m max (16'2" x 12'9" max)

PVCu double glazed doors and windows to front and rear elevations, range of wall and base units, working surfaces, inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine and dishwasher, space for additional appliances, ceiling light point and WC off.

BEDROOM ONE

3.45m x 3.12m (11'4 x 10'3)

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

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BEDROOM TWO

3.20m x 3.18m (10'6 x 10'5)

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

BEDROOM THREE

3.20m x 2.31m (10'6 x 7'7)

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

BATHROOM

frosted window to side elevation, panelled bath with tiled surround, vanity wash hand basin, WC, central heating radiator, ceiling light point and additional wall light point and airing cupboard off.

OUTSIDE

SIDE GARAGE

4.88m x 2.36m (16'0 x 7'9)

FORE GARDEN

tarmacadam driveway, twin lawns, paved path and shrubs.

EXTERNAL CONSERVATORY

2.36m x 1.83m (7'9 x 6'0)

PVCu double glazed door and windows.

REAR GARDEN

with paved patio area, shaped lawn, mature well stocked borders, trees and shrubs, outside tap and security light.

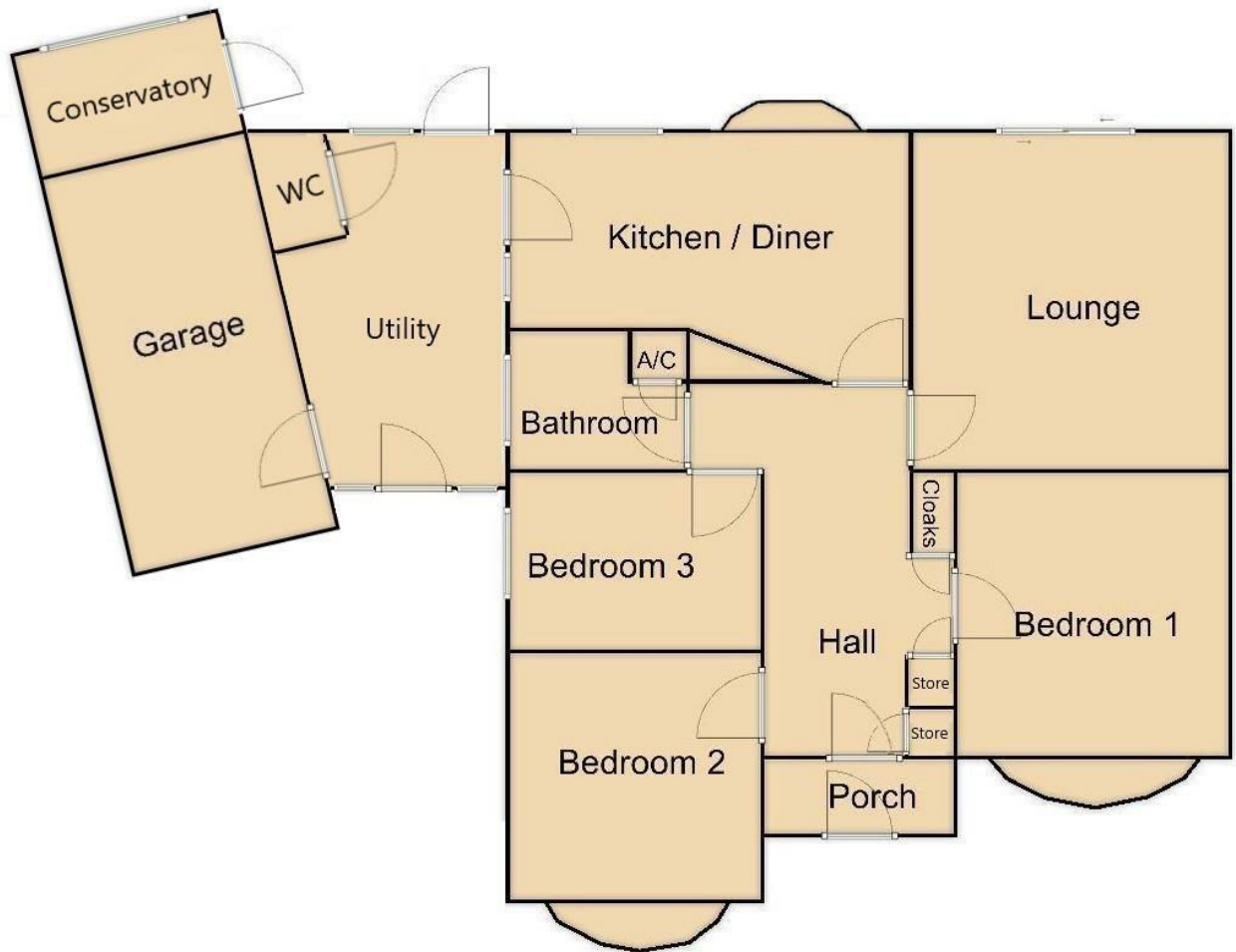
GENERAL INFORMATION

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 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.

16 Cambridge Close, 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		