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17 Lynmouth Close, Aldridge, WS9 0JR Guide Price £295,000

An extended three bedroom, link detached family residence occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Guest Cloakroom * Lounge * Extended Dining/Kitchen * Three Bedrooms * Shower Room * Double Garage & Off Road Parking * Enclosed Rear Garden * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



17 Lynmouth Close, Aldridge



Guest Cloakroom



Lounge



Lounge



Extended Dining/Kitchen



17 Lynmouth Close, Aldridge



Extended Dining/Kitchen



Extended Dining/Kitchen



Bedroom One



Bedroom One



Bedroom Two

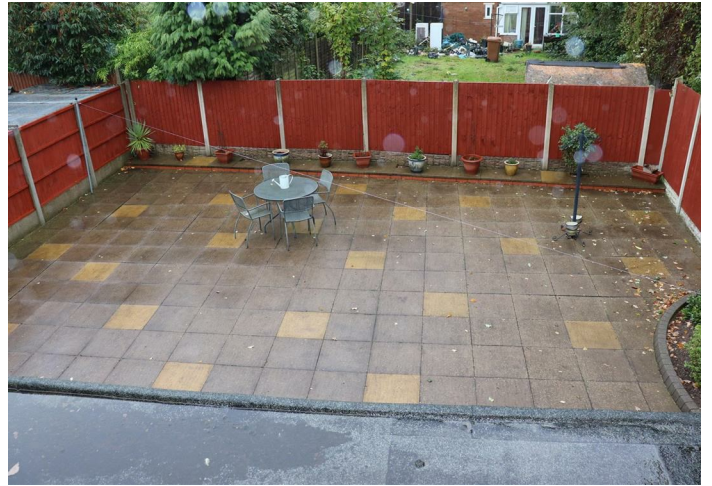
17 Lynmouth Close, Aldridge



Bedroom Three



Shower Room



Enclosed Rear Garden



Front Elevation

17 Lynmouth Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extended, three bedroom link detached family residence that occupies a quiet cul-de-sac 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:

RECEPTION HALL

PVCu double glazed entrance door and side panels, tiled floor, central heating radiator and ceiling light point.

RE-FITTED GUEST CLOAKROOM

PVCu double glazed frosted window, WC, vanity wash hand basin with storage cupboard below, tiled walls and floor, ceiling light point and central heating radiator.

LOUNGE

4.75m x 3.91m (15'7 x 12'10)

PVCu double glazed picture window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point and central heating radiator.

EXTENDED DINING/KITCHEN

4.95m x 4.93m (16'3 x 16'2)

PVCu double glazed sliding patio door leading to the rear gardens, two central heating radiators, four ceiling light points, range of fitted wall, base units and drawers, working surfaces with tiled surround and stainless steel single drainer sink having mixer tap over, built in electric oven and grill, separate hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer and under stairs storage cupboard off.

FIRST FLOOR LANDING

ceiling light point, loft access and storage cupboard off.

BEDROOM ONE

4.95m x 2.92m (16'3 x 9'7)

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

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BEDROOM TWO

3.66m x 3.05m (12'0 x 10'0)

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

BEDROOM THREE

3.66m x 1.80m (12'0 x 5'11)

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

SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure, vanity wash hand basin and WC unit with storage cupboard below, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

DOUBLE SIDE GARAGE

4.88m x 4.47m (16'0 x 14'8)

electric door to front, PVCu double glazed door and window to rear, fluorescent strip light and power points.

FORE GARDEN

having block paved driveway providing ample off road parking, lawn and attractive side borders, outside light and storage cupboard.

ENCLOSED REAR GARDEN

being mainly paved with floral display 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. 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.

17 Lynmouth Close, Aldridge



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 66 | |
| (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 | |