

CHRIS FOSTER & Daughter

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3 The Walmers, Aldridge, WS9 8QW Guide Price £260,000

A well planned three bedroom, semi detached family residence in need of general modernisation occupying a quiet cul-de-sac position in this highly sought after residential location within easy reach of Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Kitchen * Side Entry/Utility *
Three Bedrooms * Shower Room * Garage & Off Road Parking * Gas Central Heating System *
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



3 The Walmers, Aldridge



Lounge



Dining Room



Kitchen



Side Entry/Utility

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Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this well planned three bedroom semi detached family residence that occupies a quiet cul-de-sac position in this sought after residential location within easy reach of 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 double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, tiled floor, ceiling light point and wall light point.

RECEPTION HALL

having frosted glass panelled entrance door, central heating radiator, ceiling light point and metre cupboard off.

LOUNGE

4.88m x 2.79m (16'0 x 9'2)

PVCu double glazed door and window to front elevation, gas fire fitted, central heating radiator, two ceiling light points and storage cupboard off.

DINING ROOM

3.96m x 2.44m (13'0 x 8'0)

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

KITCHEN

2.74m x 2.03m (9'0 x 6'8)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel double sink having mixer tap over, space for cooker and fridge, fluorescent strip light, tiled floor and door leading to:

SIDE ENTRY/UTILITY

7.09m x 1.22m (23'3 x 4'0)

PVCu double glazed doors to the front and rear elevations, PVCu double glazed windows, space and plumbing for washing machine, fitted base units, fluorescent strip lights and space for additional appliances.

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FIRST FLOOR LANDING

ceiling light point, central heating radiator, loft access and airing cupboard off housing the central heating boiler.

BEDROOM ONE

3.96m x 3.02m (13'0 x 9'11)

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

BEDROOM TWO

3.35m x 3.02m (11'0 x 9'11)

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

BEDROOM THREE

2.90m x 1.88m (9'6 x 6'2)

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

SHOWER ROOM

PVCu double glazed window to front elevation, shower enclosure, pedestal wash hand basin, WC, tiled walls, central heating radiator and ceiling spotlights.

OUTSIDE

FORE GARDEN

having lawn, side borders, paved driveway providing off road parking and access to:

RECESSED SIDE GARAGE

with up and over door and access to the rear garden.

REAR GARDEN

paved patio, shaped lawn, well stocked borders, trees and shrubs.

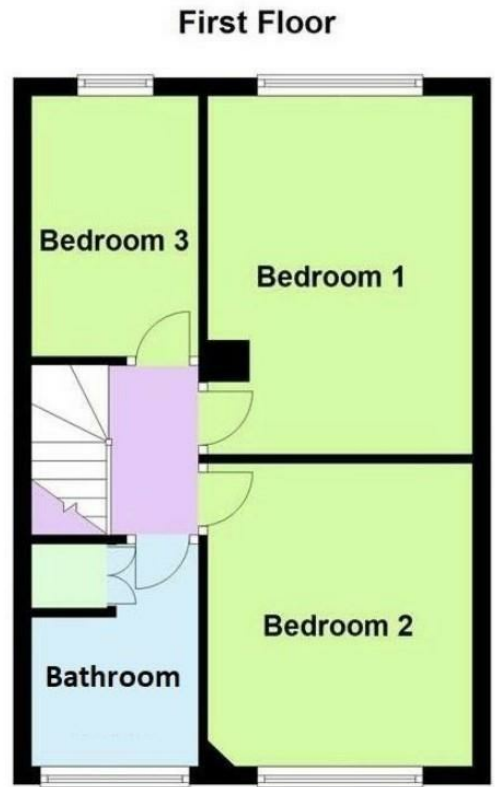
GENERAL INFORMATION

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	