

CHRIS FOSTER & Daughter

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50 Kingshayes Road, Aldridge, WS9 8RY Guide Price £260,000

A well presented three bedroom End Town house residence situated within this sought after location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted Kitchen * Three Bedrooms * Modern Bathroom * Garage and off Road Parking To Rear * Gas Central Heating System * PVCu Double Glazing * Corner Plot

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



50 Kingshayes Road, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



Bedroom One

50 Kingshayes Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Rear Garden

50 Kingshayes Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented three bedroom End Town house residence occupying an excellent corner position in this sought after location close to amenities at Lazy Hill and further afield to 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

having PVCu double glazed tilt and slide patio door and window to front elevation.

RECEPTION HALL

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

THROUGH LOUNGE/DINING ROOM

8.03m x 4.04m (26'4 x 13'3)

having PVCu double glazed window to front elevation, PVCu double glazed patio door leading to the rear gardens, feature fireplace with gas coal effect fire fitted, two central heating radiators, three ceiling light points and ceiling coving.

FITTED KITCHEN

3.07m x 2.95m (10'1 x 9'8)

having PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink and tiled surrounds, fluorescent strip light, tiled floor, gas cooker included with extractor canopy over, breakfast bar, space for appliances and rear area with PVCu double glazed door leading to the rear gardens.

FIRST FLOOR LANDING

having ceiling light point and loft access.

BEDROOM ONE

3.91m x 3.30m (12'10 x 10'10)

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

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BEDROOM TWO

3.30m x 2.69m (10'10 x 8'10)

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

BEDROOM THREE

2.62m x 2.39m (8'7 x 7'10)

having PVCu double glazed window to front elevation, central heating radiator, ceiling light point and airing cupboard off housing the "Baxi" central heating boiler.

BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath with shower over, shower screen fitted, pedestal wash hand basin, WC, central heating radiator, tiled walls and central heating radiator.

OUTSIDE

DETACHED GARAGE TO REAR

having additional secure off road parking with car port attached to garage at rear.

FORE GARDEN

having twin lawns, side borders and block paved pathway.

REAR/SIDE GARDEN

having shaped lawn with attractive borders and displays and double opening gates to rear leading to additional off road parking.

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 |
|--|----------------------------|---------|-----------|
| <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 | | |