

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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69 Brookfield Road, Aldridge, WS9 8JE Guide Price £255,000

A well planned 3 bedroom semi detached residence situated in a popular residential location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * 3 Bedrooms * Bathroom * Integral Garage * Off Road Parking * Gas Central Heating * PVCu 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



69 Brookfield Road, Aldridge



Lounge/Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two

69 Brookfield Road, Aldridge



Bathroom



Rear Garden

69 Brookfield Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well planned 3 bedroom semi detached residence that is situated in a popular residential location close to 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 frosted window to side elevation, central heating radiator and ceiling light point.

LOUNGE/DINING ROOM

4.65m x 3.61m (15'3 x 11'10)

PVCu double glazed sliding patio door leading to the rear garden, feature fireplace, central heating radiator, ceiling light point and two wall light points.

FITTED KITCHEN

3.81m x 2.03m (12'6 x 6'8)

PVCu double glazed bow window to front elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for fridge/freezer, cooker, washing machine and tumble drier, wall mounted central heating boiler, two ceiling light points and central heating radiator.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

4.65m x 3.12m (15'3 x 10'3)

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

BEDROOM TWO

3.73m x 2.79m (12'3 x 9'2)

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

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BEDROOM THREE

2.79m x 1.83m (9'2 x 6')

PVCu double glazed window to rear elevation and ceiling light point.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with 'Mira' shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE

INTEGRAL GARAGE

4.42m min x 2.51m (14'6 min x 8'3)

up and over door to front, ceiling light point and storage cupboard off.

FORE GARDEN

double width driveway, side access with outside light and tap and gated access leading to:

REAR GARDEN

timber deck, lawn, shrubs and useful shed.

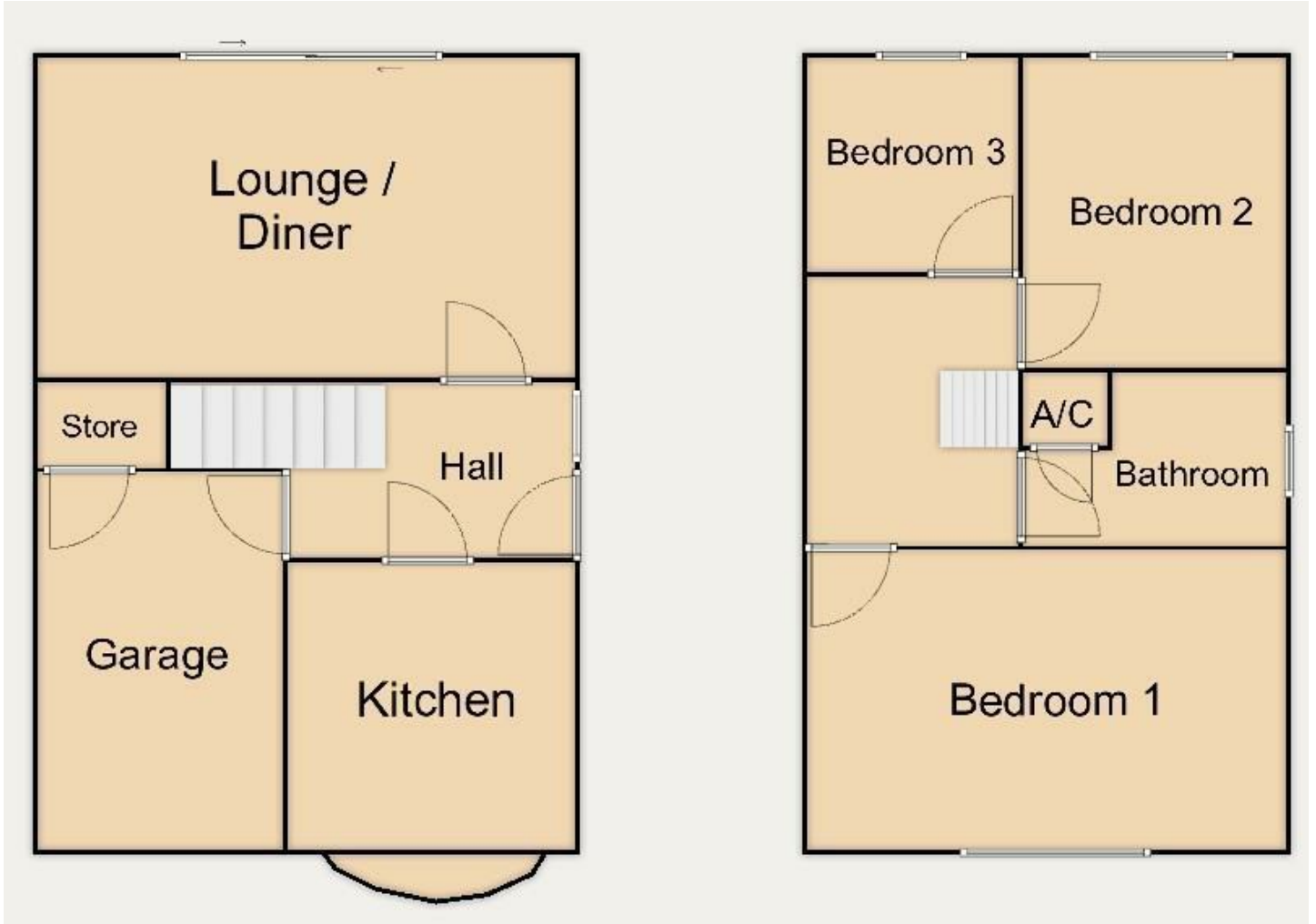
GENERAL INFORMATION

We understand the property is currently Leasehold, however, the property will pass as Freehold on 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			
(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		