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9 Greenwood Park, Aldridge, WS9 8XQ Offers Over £350,000

An extremely well presented and considerably improved and extended, semi detached family residence, occupying a quiet cul-de-sac position in this sought after residential location close to greenbelt countryside and local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Superb Open Plan Kitchen/Dining/Family Room * Utility * Guest Cloakroom * 3 Bedrooms * Bathroom * Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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9 Greenwood Park, Aldridge



Reception Hall



Lounge



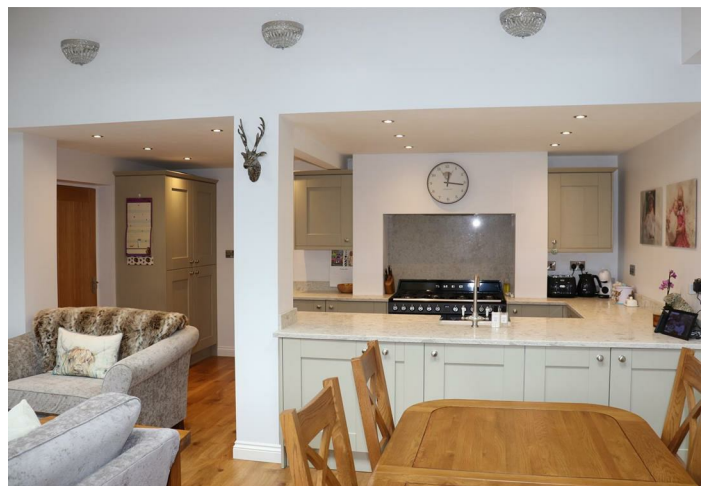
Lounge



Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



9 Greenwood Park, Aldridge



Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



Utility



Bedroom One

9 Greenwood Park, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Elevation

9 Greenwood Park, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well presented and considerably improved and extended, semi detached family residence that occupies a quiet cul-de-sac position in this sought after residential location close to greenbelt countryside and local amenities.

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

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

RECEPTION HALL

composite entrance door, central heating radiator, ceiling light point, 'Karndean' flooring and under stairs recess.

LOUNGE

4.95m x 3.28m (16'3 x 10'9)

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

SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM

7.01m x 5.18m (23' x 17')

bi-fold doors leading to the rear garden, three 'Velux' roof windows, 'Karndean' flooring, ceiling spot lights, three additional wall lights, two central heating radiators, range of luxury fitted, wall, base units and drawers, granite working surfaces with matching upstands, 'Belfast' sink, space for range cooker with extractor canopy over, integrated dishwasher and fridge/freezer.

UTILITY

3.58m x 2.41m (11'9 x 7'11)

PVCu double glazed door to the rear gardens, central heating radiator, ceiling light point, fitted wall and base units, working surface, space and plumbing for washing machine.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, wc, vanity wash hand basin with storage cupboard below and light point.

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FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.78m x 3.12m (12'5 x 10'3)

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

BEDROOM TWO

3.43m x 2.67m min (11'3 x 8'9 min)

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

BEDROOM THREE

2.46m x 1.98m (8'1 x 6'6)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, wc, tiled walls and floor, central heating radiator, chrome heated towel rail and ceiling light point.

GARAGE

6.10m x 2.41m (20' x 7'11)

double opening doors to front, light and power.

OUTSIDE

FORE GARDEN

tarmac driveway with block boundary providing ample off road parking.

REAR GARDEN

paved patio, timber deck, lawn, fencing, outside tap and useful shed.

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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