

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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37 Dorset Drive, Aldridge, WS9 8JN Guide Price £219,950

A well planned three bedroom semi detached residence situated in this popular residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge * Kitchen * Utility * Three Bedrooms * Bathroom * Separate WC * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



37 Dorset Drive, Aldridge



Through Lounge



Through Lounge



Kitchen



Utility



Bedroom One

37 Dorset Drive, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Separate WC



Rear Garden

37 Dorset Drive, Aldridge

An internal inspection is highly recommended to begin to appreciate the full potential offered by this well planned three bedroom semi detached residence that is in need of general modernisation. The property is situated in a popular 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:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and tiled floor.

RECEPTION HALL

having entrance door, central heating radiator and ceiling light point.

THROUGH LOUNGE

5.56m x 3.38m (18'3 x 11'1)

PVCu double glazed windows to the front and rear elevations, feature fireplace with gas fire fitted, two central heating radiators and two ceiling light points.

KITCHEN

3.28m x 3.25m (10'9 x 10'8)

PVCu double glazed windows to the rear and side elevations, quarry tiled floor, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for cooker with extractor canopy over, central heating radiator, ceiling light point, tiled walls and understairs storage cupboard off.

UTILITY

2.13m x 1.65m (7'0 x 5'5)

PVCu double glazed door and window to side elevation, tiled floor, ceiling light point and wall mounted "Worcester" central heating boiler.

FIRST FLOOR LANDING

ceiling light point and airing cupboard off.

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BEDROOM ONE

3.91m x 3.73m max dims (12'9" x 12'2" max dims)

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

BEDROOM TWO

3.73m x 2.82m (12'3 x 9'3)

PVCu double glazed windows to the front and side elevations, ceiling light point, central heating radiator and storage cupboard off.

BEDROOM THREE

3.12m max x 2.44m (10'2" max x 8'0")

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

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath, wash hand basin, tiled walls and ceiling light point.

SEPERATE WC

PVCu double glazed frosted window to rear elevation, WC, ceiling light point and tiled walls.

OUTSIDE

FORE GARDEN

having concrete parking space, paved path, lawn, side borders and gated side access leading to:

GOOD SIZED REAR GARDEN

patio area and path, lawn, further gravelled area, outside tap, timber fencing and useful shed.

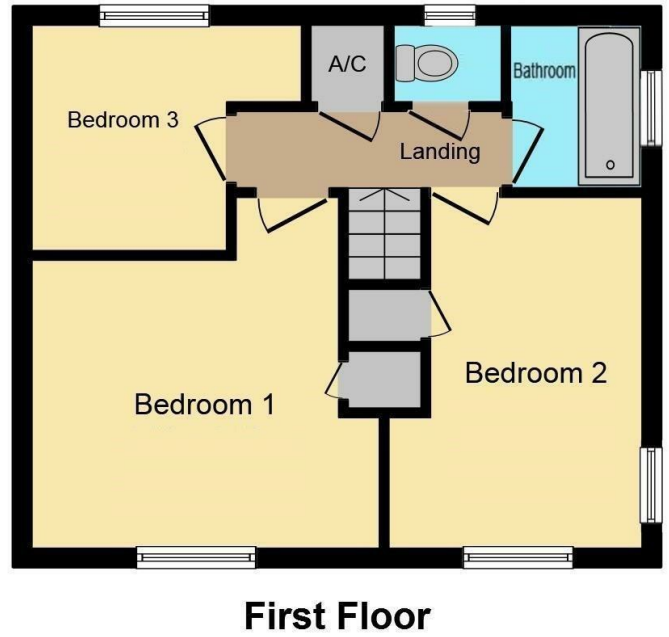
GENERAL INFORMATION

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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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		