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104 Whetstone Lane, Aldridge, WS9 0EU Guide Price £495,000

A particularly spacious individually designed and constructed detached family residence occupying a secluded position in this highly sought after residential location close to local amenities including Aldridge village centre.

* Fully Enclosed Porch * Guest Cloakroom * Impressive Lounge * Study * Fitted Dining/Kitchen * Utility * Four Bedrooms - Master with En Suite Shower Room * Family Bathroom * Detached Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



104 Whetstone Lane, Aldridge



Reception Hall



Impressive Lounge



Impressive Lounge



Fitted Dining/Kitchen

104 Whetstone Lane, Aldridge



Fitted Dining/Kitchen



Utility



Study



First Floor Landing



Bedroom One

104 Whetstone Lane, Aldridge



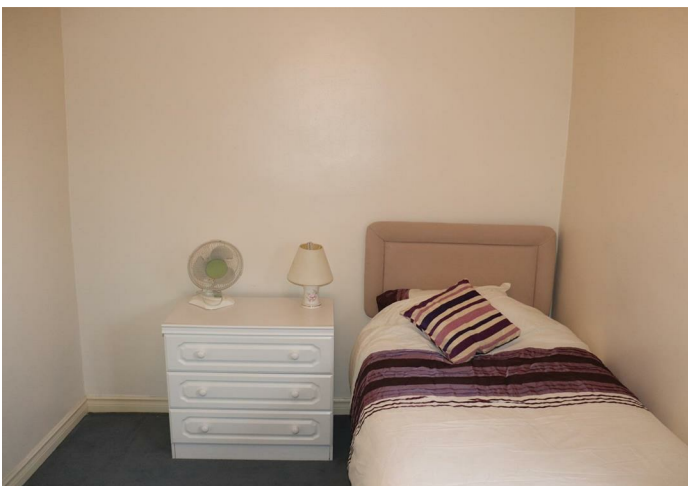
Bedroom One



En Suite



Bedroom Two



Bedroom Three



104 Whetstone Lane, Aldridge



Bedroom Four



Bathroom



Rear Garden



Front Elevation



104 Whetstone Lane, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, individually designed and constructed detached family residence that occupies a secluded position in this highly 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 PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

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

RECEPTION HALL

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

STUDY

4.34m x 3.05m (14'3 x 10'0)

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

IMPRESSIVE LOUNGE

6.93m x 5.59m max dims (22'8" x 18'4" max dims)

PVCu double glazed bay window to front elevation, additional PVCu double glazed windows to side and double opening doors leading to the rear gardens, feature fireplace with tiled hearth and modern coal effect fire fitted, two central heating radiators and two ceiling light points.

FITTED DINING/KITCHEN

6.78m x 3.05m (22'3 x 10'0)

PVCu double glazed door and window to rear elevation, tiled floor, ceiling light point, additional inset ceiling spotlights, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric double oven and gas hob with stainless steel extractor canopy over, integrated dishwasher, space for fridge/freezer and space for table and chairs.

104 Whetstone Lane, Aldridge

UTILITY

2.90m x 1.63m (9'6 x 5'4)

PVCu double glazed window to the side elevation, fitted wall and base units, working surface with inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine, space for tumble dryer, tiled floor, central heating radiator, ceiling light point and wall mounted "Potterton" central heating boiler.

GUEST CLOAKROOM

having WC, tiled floor and ceiling light point.

FIRST FLOOR SPLIT LEVEL LANDING

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

BEDROOM ONE

3.89m x 3.73m (12'9 x 12'3)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling spotlights, extractor fan, tiled walls and airing cupboard off with central heating radiator and shelving.

BEDROOM TWO

4.04m x 2.92m (13'3 x 9'7)

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

BEDROOM THREE

3.66m x 2.64m (12'0 x 8'8)

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

BEDROOM FOUR

3.05m x 2.90m (10'0 x 9'6)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and tiled surround, pedestal wash hand basin, WC, central heating radiator, ceiling light point, extractor fan and airing cupboard off.

OUTSIDE

DETACHED GARAGE

6.40m x 2.67m (21'0 x 8'9)

door and window to side, light and power.

FORE GARDEN

with double opening wrought iron gates, large block paved driveway, shrubs, gated access to additional block paved area with further shrubs, floral displays, outside lighting and gated side access to both sides of the property leading to:

REAR GARDEN

paved patio area, lawn, side borders, trees and shrubs and useful shed.

GENERAL INFORMATION

104 Whetstone Lane, Aldridge

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.

104 Whetstone Lane, Aldridge



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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 |