

# CHRIS FOSTER & Daughter

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## 84 Broadmeadow, Aldridge, WS9 8JB Guide Price £350,000

A particularly spacious, well presented semi detached dormer residence situated in a sought after location within easy reach of local amenities including Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge \* Modern Fitted Kitchen \* Ground Floor Bedroom/Dining Room \* Luxury Ground Floor Shower Room \* Utility \* 2 First Floor Bedrooms \* First Floor WC \* 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

# 84 Broadmeadow, Aldridge



Through Lounge



Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



Utility

# 84 Broadmeadow, Aldridge



Bedroom 3/Dining Room



Luxury Shower Room



Bedroom One



Bedroom One

# 84 Broadmeadow, Aldridge



**Bedroom Two**



**Bedroom Two**



**First Floor WC**



**Rear Garden**

# 84 Broadmeadow, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented semi detached dormer residence that is situated in a sought after location within easy reach of local amenities including 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.

## **RECEPTION HALL**

entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

## **THROUGH LOUNGE**

6.02m x 3.51m (19'9 x 11'6)

PVCu double glazed bow window to front elevation and PVCu double glazed double opening doors to the rear garden, feature fireplace with gas coal effect fire fitted, central heating radiator and four wall light points.

## **LUXURY FITTED BREAKFAST/KITCHEN**

4.72m x 2.90m (15'6 x 9'6)

PVCu double glazed double opening doors to the rear garden, range of fitted wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, built in electric double oven and hob with stainless steel extractor canopy over, tiled floor, central heating radiator, ceiling light point and space for table and chairs.

## **UTILITY**

4.27m x 1.93m (14' x 6'4)

PVCu double glazed door and window to rear elevation, tiled floor, fitted base units, working surface, space and plumbing for washing machine, space for additional appliances, central heating radiator, fluorescent strip light and wall mounted 'Baxi' central heating boiler.

## **BEDROOM THREE/DINING ROOM**

3.81m x 3.12m (12'6 x 10'3)

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

# 84 Broadmeadow, Aldridge

## LUXURY SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk-in shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, wc, bidet, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.50m x 2.97m (14'9 x 9'9)

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

## BEDROOM TWO

5.26m x 3.66m (17'3 x 12')

double glazed skylight window to side elevation, two central heating radiators, ceiling light point, built in wardrobe/storage cupboard and additional under eaves storage.

## FIRST FLOOR WC

PVCu double glazed window to rear elevation, wc, vanity wash hand basin, bidet and ceiling light point.

## OUTSIDE

### FORE GARDEN

block paved frontage providing ample off road parking.

### REAR GARDEN

paved patio, shaped lawn with side borders and shrubs, outside tap, security light, summer house and gated side access.

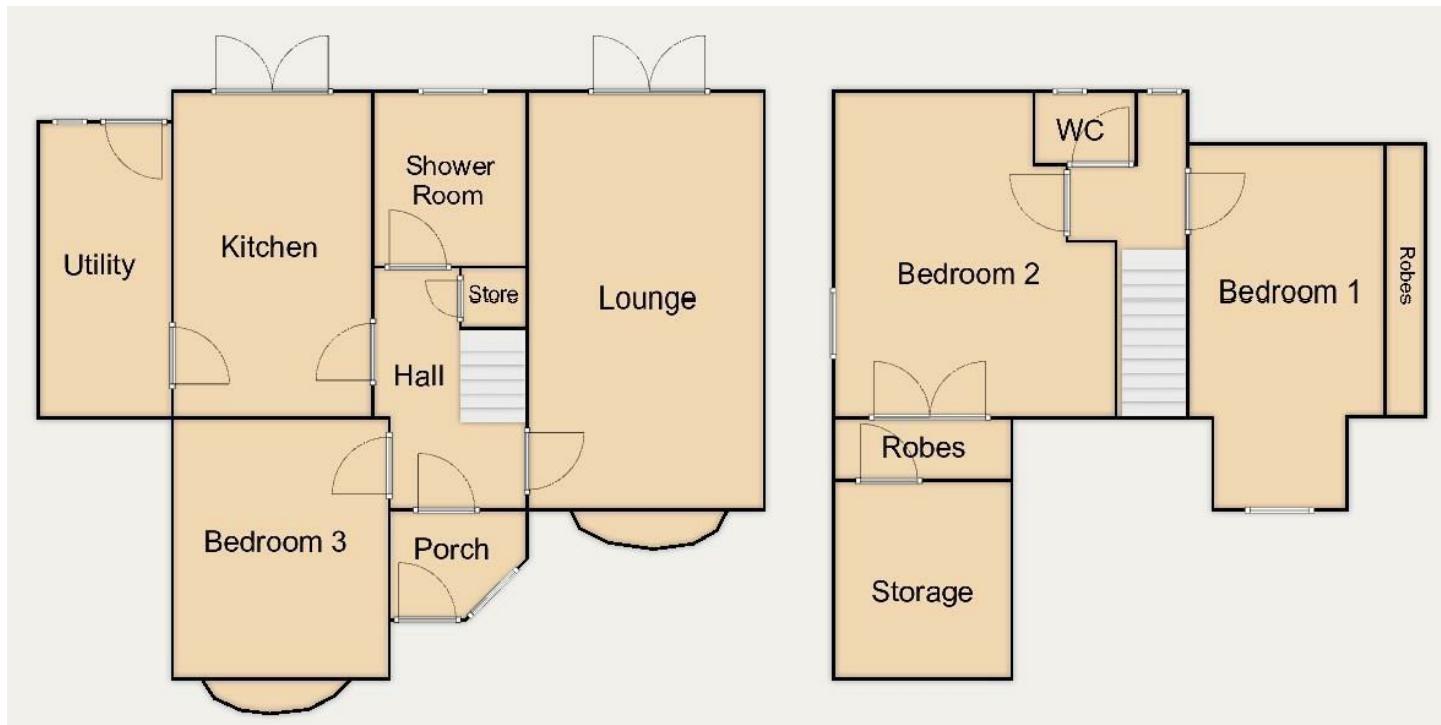
## GENERAL INFORMATION

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.

# 84 Broadmeadow, Aldridge



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	