

CHRIS FOSTER & Daughter

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3 Widney Avenue, Aldridge, WS9 8HF **Guide Price £360,000**

An extremely spacious extended Semi Detached family residence occupying a quiet Cul-De-Sac position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Extended Breakfast/Kitchen
* Two Utilities * Ground Floor Shower Room * Five Bedrooms * Modern Bathroom * Garage
and off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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



3 Widney Avenue, Aldridge



Lounge



Dining Room

Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen

3 Widney Avenue, Aldridge



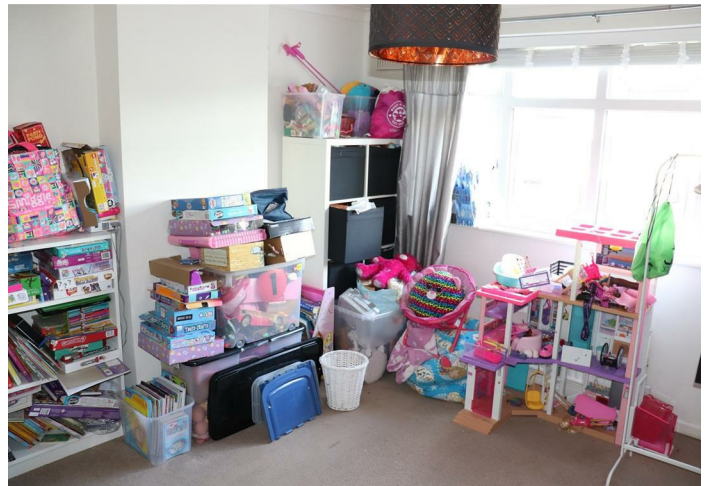
Fitted Breakfast/Kitchen



Utility Two



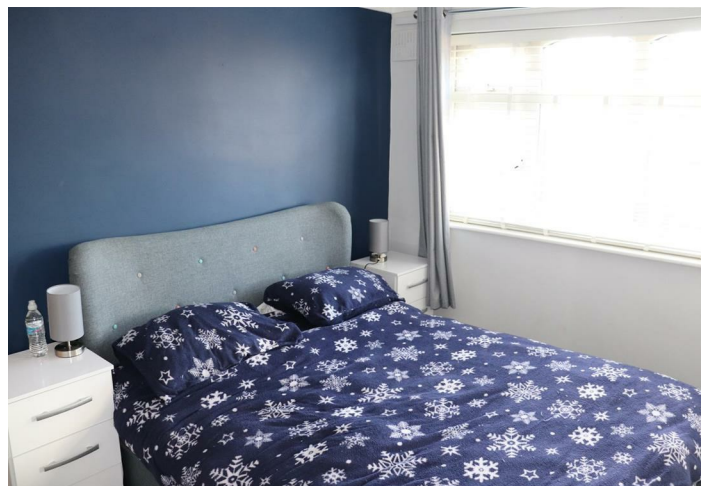
Ground Floor Shower Room



Bedroom One



Bedroom Two



3 Widney Avenue, Aldridge



Bedroom Three



Bedroom Four



Bedroom Five



Modern Bathroom



Rear Garden

3 Widney Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely spacious well presented and much extended Semi Detached family residence occupying a quiet Cul-De-Sac position in this popular residential location close to local amenities at Lazy Hill and further afield to 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 of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door and windows to front elevation and wall light point.

RECEPTION HALL

having entrance door, central heating radiator, ceiling spotlights and under-stairs storage cupboard off.

LOUNGE

4.29m x 3.48m (14'1 x 11'5)

having PVCu double glazed bow window to front elevation, feature fireplace with modern electric fire fitted, central heating radiator, ceiling light point and ceiling coving.

DINING ROOM

3.66m x 3.18m (12' x 10'5)

having central heating radiator, ceiling light point and double opening doors leading to the Kitchen.

EXTENDED 'L' SHAPED FITTED BREAKFAST/KITCHEN

5.89m max x 5.18m max (19'4 max x 17' max)

having PVCu double glazed double opening doors and windows to rear elevation, two additional Velux windows, extensive range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, breakfast bar, space for range style oven with extractor canopy over, ceiling spotlights, central heating radiator, integrated fridge/freezer, space and plumbing for dishwasher and storage cupboard off.

UTILITY ONE

2.21m x 1.42m (7'3 x 4'8)

having PVCu double glazed door and window to rear elevation, fitted wall unit, working surface, ceiling light point, plumbing for automatic washing machine and space for tumble drier.

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UTILITY TWO

2.24m x 2.16m (7'4 x 7'1)

having fitted wall, base units and drawers, working surface, central heating radiator, ceiling light point, tiled floor and space for additional appliances.

GROUND FLOOR SHOWER ROOM

having corner shower enclosure, pedestal wash hand basin, WC, extractor fan, ceiling light point, chrome heated towel rail and fully tiled walls and floor.

SPLIT LEVEL FIRST FLOOR LANDING

having ceiling spotlights, wall light point and loft access.

BEDROOM ONE

3.73m x 3.30m (12'3 x 10'10)

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

BEDROOM TWO

3.63m x 3.30m (11'11 x 10'10)

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

BEDROOM THREE

2.51m x 2.01m (8'3 x 6'7)

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

BEDROOM FOUR

4.50m x 2.21m (14'9 x 7'3)

having PVCu double glazed window to rear elevation, central heating radiator and two ceiling light points.

BEDROOM FIVE

3.89m x 2.21m (12'9 x 7'3)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead and hand held shower attachments, shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, ceiling light point, heated towel rail, extractor fan and airing cupboard off housing the 'Baxi' central heating boiler.

GARAGE

4.88m x 2.29m (16' x 7'6)

having up and over door and ceiling light point.

FORE GARDEN

having lawn, side borders and driveway.

REAR GARDEN

having patio area, lawn, well stocked borders and timber fencing.

GENERAL INFORMATION

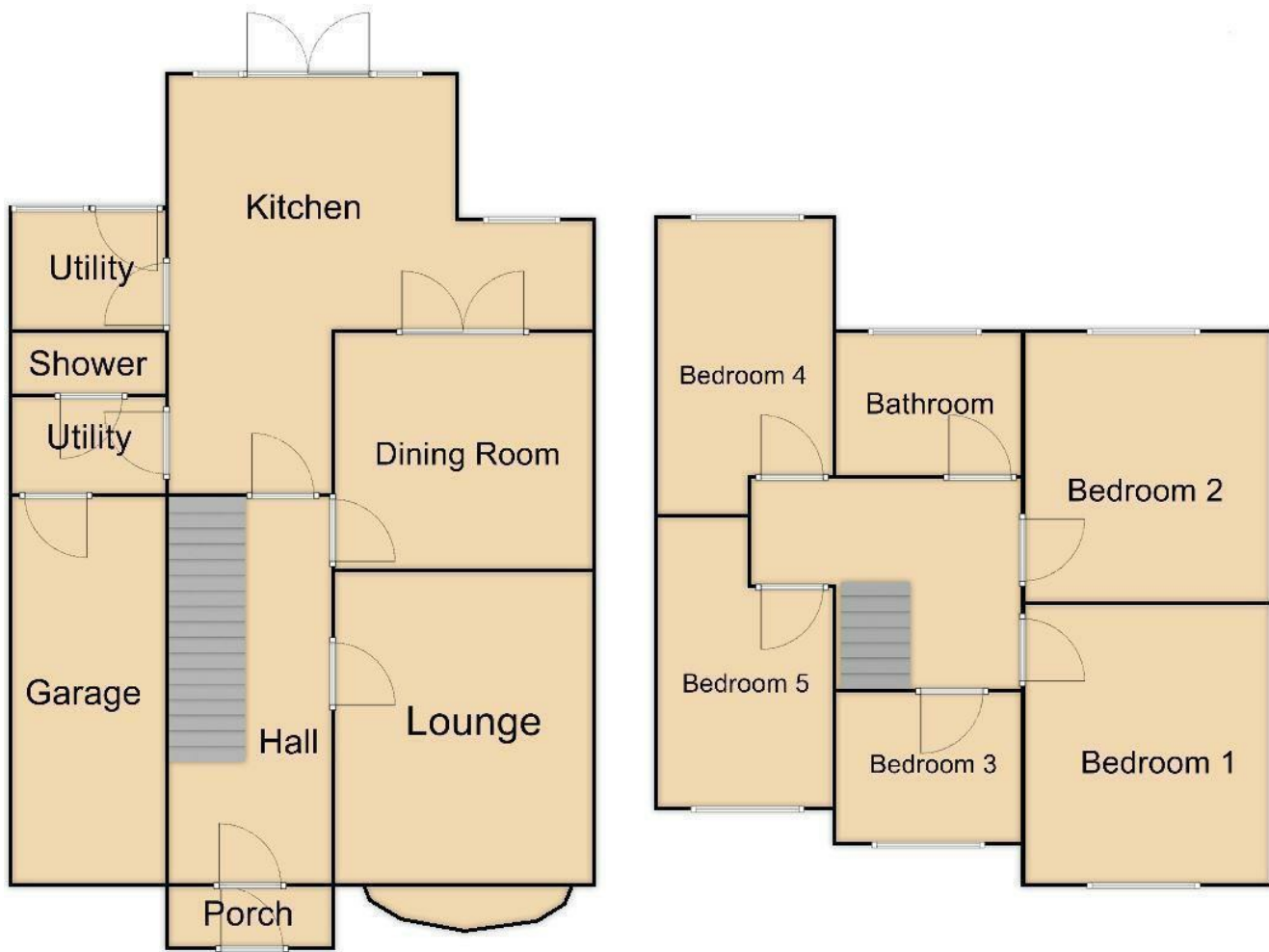
We understand the property is Freehold with vacant possession upon completion.

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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.

3 Widney Avenue, 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	80

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	