

# CHRIS FOSTER & Daughter

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## 6 Birch Tree Gardens, Aldridge, WS9 0JA Guide Price £650,000

A beautifully presented, modern extended detached family residence, occupying a quiet cul-de-sac position in this highly sought after residential location close to Aldridge Croft and village centre.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Study \* Lounge/Dining Area \* Open Plan Sitting Room Extension \* Open Plan Luxury Fitted Kitchen \* 4 Good Size Bedrooms - Master With En Suite Bathroom \* Luxury Shower Room \* Double Width Garage/Utility \* Landscaped Gardens \* Gas Central Heating (Part Underfloor) \* Double Glazing \* Intruder Alarm System And Security Cameras \* No Upward Chain

Council Tax Band F  
Local Authority - Walsall



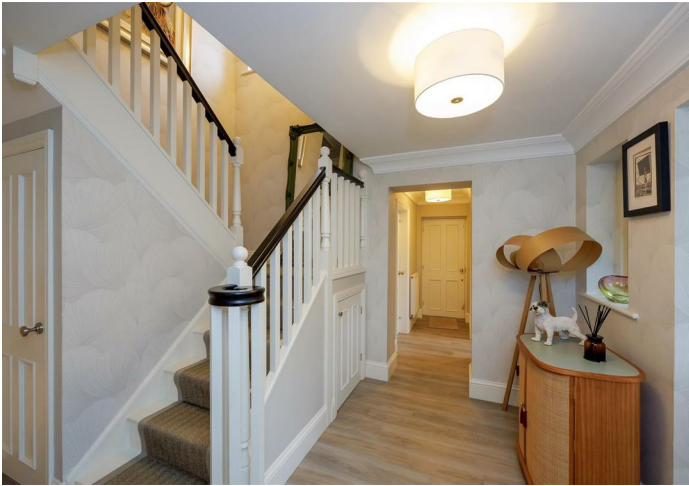
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## 6 Birch Tree Gardens, Aldridge



Reception Hall



Guest Cloakroom



Guest Cloakroom



Lounge/Dining Room



Lounge/Dining Room



# 6 Birch Tree Gardens, Aldridge



Dining Area



Sitting Area



Luxury Kitchen



Luxury Kitchen



Study

## 6 Birch Tree Gardens, Aldridge



Bedroom One



En Suite Bathroom



Bedroom Two



Bedroom Three



Bedroom Four



Luxury Shower Room

## 6 Birch Tree Gardens, Aldridge



Luxury Shower Room



Rear Elevation



Rear Garden



Rear Garden



Rear Garden



Rear Courtyard

## 6 Birch Tree Gardens, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this tastefully presented modern detached family residence that has been further enhanced by way of a rear extension and external landscaping. The property occupies a quiet cul-de-sac position in a highly sought after location within easy reach of Aldridge Croft and 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 (part underfloor) and double glazing, briefly comprises the following:

### **FULLY ENCLOSED PORCH**

double opening doors to front elevation and tiled floor.

### **RECEPTION HALL**

entrance door, central heating radiator, ceiling light point, storage cupboard off and additional under stairs storage.

### **GUEST CLOAKROOM**

double glazed frosted window to front elevation, wc, pedestal wash hand basin, chrome heated towel rail and ceiling light point.

### **STUDY**

2.34m x 2.21m (7'8 x 7'3)

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

### **SUPERB FITTED KITCHEN**

5.13m x 3.23m (16'10 x 10'7)

double glazed window to rear, door leading to the rear garden flagstone tiled floor with underfloor heating, ceiling spot lights, range of solid oak base units, drawers and working surfaces, additional range of wall mounted units, 'Belfast' style sink with mixer tap over, integrated dishwasher and wine rack, space for range style cooker with extractor canopy over, space for American style fridge/freezer and being open plan to:

### **LOUNGE/DINING AREA**

8.94m x 3.43m (29'4 x 11'3)

double glazed bay window to front elevation with fitted remote control automatic blinds, feature fireplace with inset log burner, bar area, part underfloor heating, ceiling spot lights, additional ceiling and wall lights and being open plan to:

# 6 Birch Tree Gardens, Aldridge

## SITTING ROOM EXTENSION

3.86m x 3.53m (12'8 x 11'7)

double glazed double opening doors and windows to rear with fitted remote control automatic blinds, feature log burner, ceiling light and additional ceiling spot lights, two wall light points, pitched roof with two 'Velux' roof light windows fitted.

## FIRST FLOOR LANDING

double glazed window to side elevation, ceiling light point and access via drop down ladder to large loft space.

## BEDROOM ONE

3.58m x 3.48m (11'9 x 11'5)

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

## LUXURY EN SUITE BATHROOM

double glazed frosted window to side, roll top claw foot bath with mixer tap and shower attachment fitted, wash hand basin, wc, chrome heated towel rail, tiled floor, ceiling spot lights, half tiled walls and extractor fan.

## BEDROOM TWO

3.51m x 3.15m (11'6 x 10'4)

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

## BEDROOM THREE

3.15m x 3.12m (10'4 x 10'3)

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

## BEDROOM FOUR

3.15m x 2.54m (10'4 x 8'4)

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

## LUXURY SHOWER ROOM

double glazed frosted window to side, tiled shower enclosure with overhead shower fitted, wash hand basin, wc, chrome heated towel rail, tiled floor, ceiling spot lights and extractor fan.

## DOUBLE GARAGE/UTILITY

5.33m x 5.03m (17'6 x 16'6)

twin up and over doors, double glazed window and door to rear storage loft, wall mounted 'Vaillant' central heating boiler, work top with inset circular sink and base unit below, additional wall mounted units, space and plumbing for washing machine.

## OUTSIDE

### FORE GARDEN

double width block paved driveway, lawn, shrubs, outside lighting and gated side access leading to:

### LANDSCAPED REAR GARDEN

porcelain paved patio area with side border, shrubs, outside lighting, power supply and tap and gated access to additional porcelain paved patio and pathway, lawn, side borders, shrubs and further paved area to rear with large storage shed.

## GENERAL INFORMATION

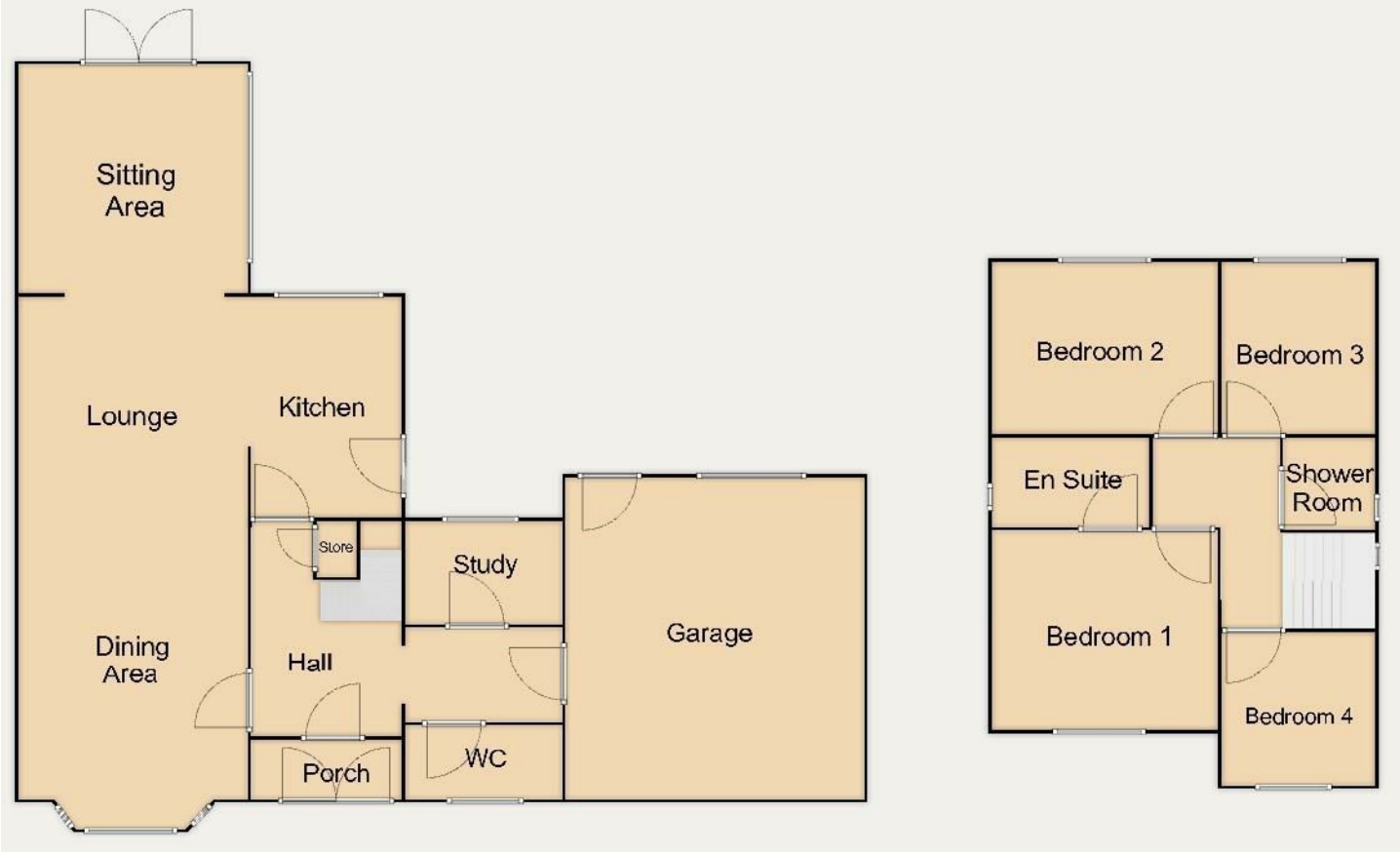
## **6 Birch Tree Gardens, Aldridge**

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.

# 6 Birch Tree Gardens, 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	