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## Cloudwood Arabian Stud Aldridge Road, Walsall, WS4 2JP Guide Price £1,500,000

A spacious detached family residence in need of general modernisation set on a plot of approximately 5.3 acres of land offering tremendous potential to the discerning purchaser. The property has stabling for several horses and therefore, has excellent equestrian opportunities.

\* Semi Rural Location \* Approximately 5.3 Acre Plot \* Reception Hall \* Impressive Lounge \* Separate Dining Room \* Large Fitted Breakfast Kitchen \* Ground Floor Bathroom \* Guest Cloakroom \* Four Bedrooms \* Master with En Suite Bathroom \* Family Bathroom \* Covered Swimming Pool \* Electric Heating \* PVCu Double Glazing \* Stable Block \* Development Potential (subject to planning approval)

Council Tax Band F  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

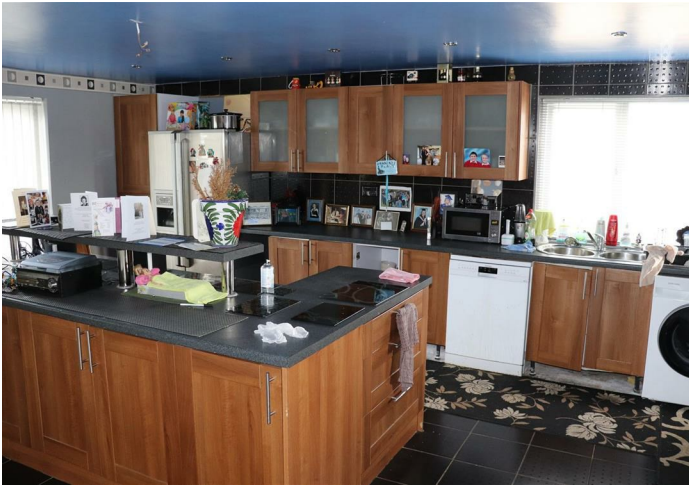
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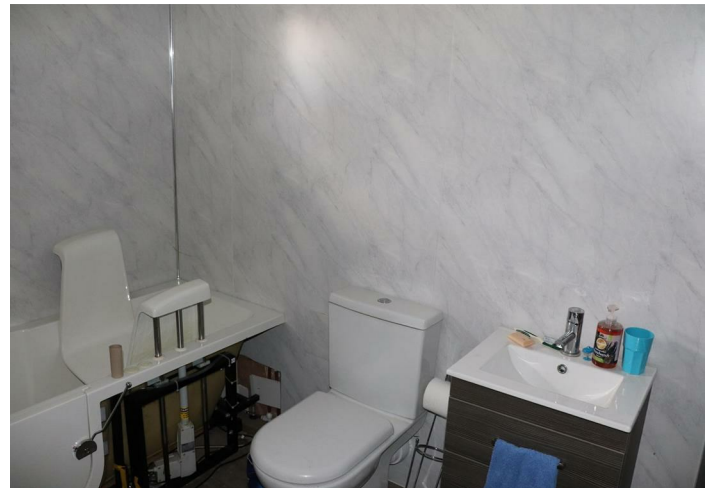
# Cloudwood Arabian Stud Aldridge Road, Walsall



Fitted Breakfast/Kitchen



Dining Room



Ground Floor Bathroom



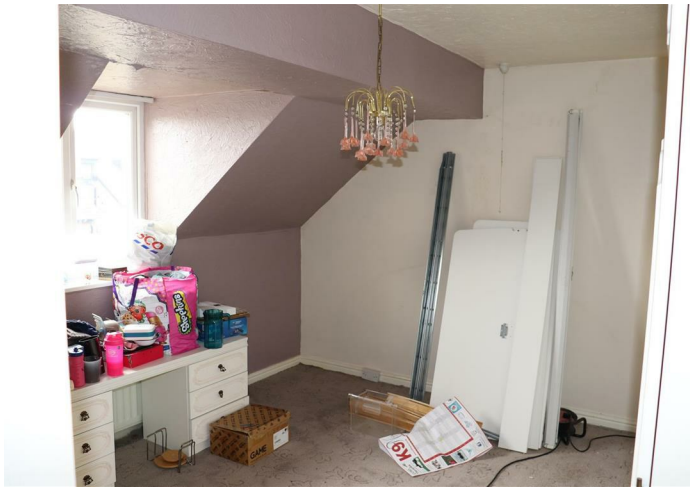
Bedroom One



En Suite



# Cloudwood Arabian Stud Aldridge Road, Walsall



Bedroom Two



Bedroom Three



Bathroom



Covered Swimming Pool



Covered Swimming Pool



Side Elevation



# Cloudwood Arabian Stud Aldridge Road, Walsall



Gardens



Driveway/Parking Area



Rear Garden



Rear Garden



Side Elevation



# Cloudwood Arabian Stud Aldridge Road, Walsall



Outbuildings



Stabling



Stabling



Site Plan

# Cloudwood Arabian Stud Aldridge Road, Walsall

This individual detached family residence occupies a secluded position in this sought after semi rural location yet within easy reach of local amenities. The property is set on a plot of approximately 5.3 acres of land adjacent to The Dilke public house and bordering Calderfields Golf Club that offers tremendous development potential subject to obtaining the necessary planning approval. part of which has previously been used for a caravan storage facility. There is also stabling for several horses.

The adjacent land has been recently developed with seven four/five bedroomed properties being constructed to form a private gated development.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of electric heating and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

PVCu double glazed entrance door and window to front elevation, two ceiling light points and storage cupboard off.

## **IMPRESSIVE LOUNGE**

7.32m x 4.57m (24'0 x 15'0)

PVCu double glazed patio doors to the front and side elevations, PVCu double glazed window to rear, feature fireplace, two ceiling light points, two wall light points and two radiators.

## **DINING ROOM**

3.63m x 3.53m (11'11 x 11'7)

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

## **FITTED BREAKFAST KITCHEN**

7.26m x 4.67m (23'10 x 15'4)

PVCu double glazed patio doors lead to the front elevation, PVCu double glazed windows to the side and rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, breakfast bar, built in electric oven and microwave, electric hob with extractor canopy over, plumbing for washing machine and dishwasher, space for American style fridge/freezer, ceiling spotlights, radiator and tiled floor.

## **REAR LOBBY**

with tiled floor, two radiators, ceiling spotlights, PVCu double glazed door to side and range of storage cupboards off.

# Cloudwood Arabian Stud Aldridge Road, Walsall

## GUEST CLOAKROOM

PVCu double glazed window to side elevation., WC, vanity wash hand basin with storage cupboard below, tiled floor, radiator and ceiling spotlights.

## GROUND FLOOR BATHROOM

PVCu double glazed window to side elevation, bath, shower enclosure, WC, vanity wash hand basin, ceiling spotlights and extractor fan.

## FIRST FLOOR LANDING

with ceiling light point.

## BEDROOM ONE

4.67m x 3.66m (15'4 x 12'0)

ceiling light point, radiator and PVCu double glazed double opening doors leading to:

## BALCONY

## DRESSING ROOM

3.53m x 3.05m (11'7 x 10'0)

PVCu double glazed window to rear elevation, ceiling light point, radiator and airing cupboard off.

## EN SUITE BATHROOM

PVCu double glazed window to side elevation, shower bath with overhead and handheld shower attachments, bidet, WC, twin vanity wash hand basins, tiled walls, radiator and ceiling light point.

## BEDROOM TWO

4.57m x 3.96m (15'0 x 13'0)

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

## BEDROOM THREE

4.57m x 3.66m (15'0 x 12'0)

PVCu double glazed windows to the rear and side elevations, radiator and ceiling light point.

## BEDROOM FOUR

3.53m x 2.97m (11'7 x 9'9)

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

## FAMILY BATHROOM

PVCu double glazed frosted window to the rear elevation, corner Jacuzzi bath, separate shower enclosure with electric "Triton" shower fitted, WC, vanity wash hand basin, radiator and three ceiling light points.

## OUTSIDE

## COVERED SWIMMING POOL

in need of some updating.

## GARDENS

having lawned areas and shrubs. There is also a carp pool and additional land surrounding - total area of the whole plot is approx 5.33 acres.

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## APPROACH

the property is accessed via the main Aldridge Road along a shared private driveway leading to the property and land beyond.

## GENERAL INFORMATION

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

SERVICES All main services are connected with the exception of gas. 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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