

# CHRIS FOSTER & Daughter

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## **10 St. Marys Way, Aldridge, WS9 0AB** **Guide Price £440,000**

A particularly spacious, well presented, modern, detached family residence occupying an excellent position in this highly sought after residential location close to Aldridge village centre.

\* Reception Hall \* Guest Cloakroom \* Lounge \* Dining Room \* Playroom/Study \* Modern Fitted Kitchen \* Utility \* Four Bedrooms \* Master with En Suite Shower Room \* Family Bathroom \* Storage Garage \* Off Road Parking \* Gas Central Heating System \* Electric Car Charging Point \* PVCu Double Glazing \*

Council Tax Band E  
Local Authority - Walsall



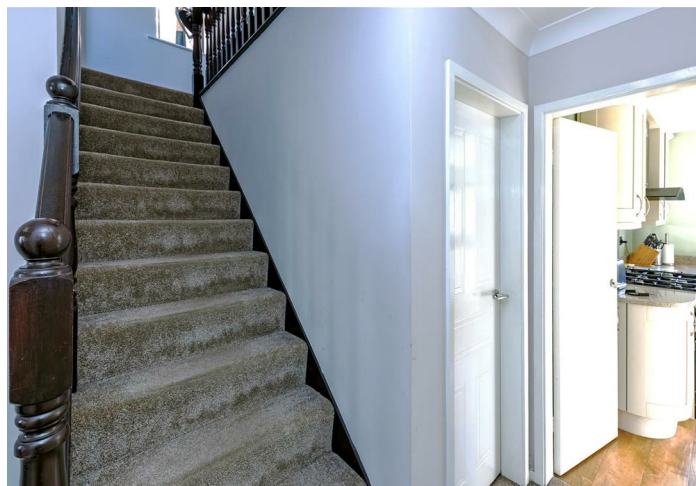
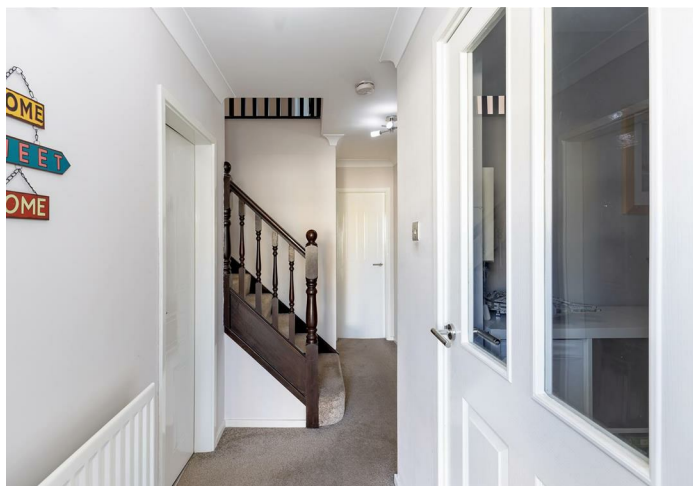
**6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA**

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**Company Number: 11253248**



# 10 St. Marys Way, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Lounge



Dining Room

# 10 St. Marys Way, Aldridge



Dining Room



Playroom/Study



Modern Fitted Kitchen



Utility

# 10 St. Marys Way, Aldridge



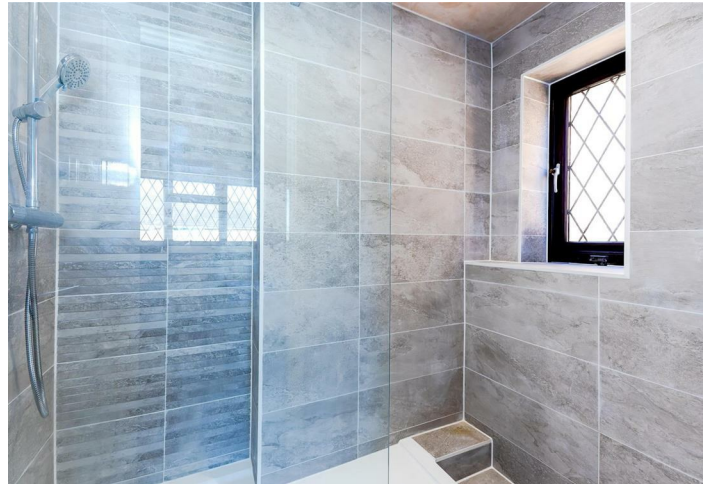
First Floor Landing



Bedroom One



Bedroom One



En Suite



Bedroom Two



Bedroom Three

# 10 St. Marys Way, Aldridge



Bedroom Four



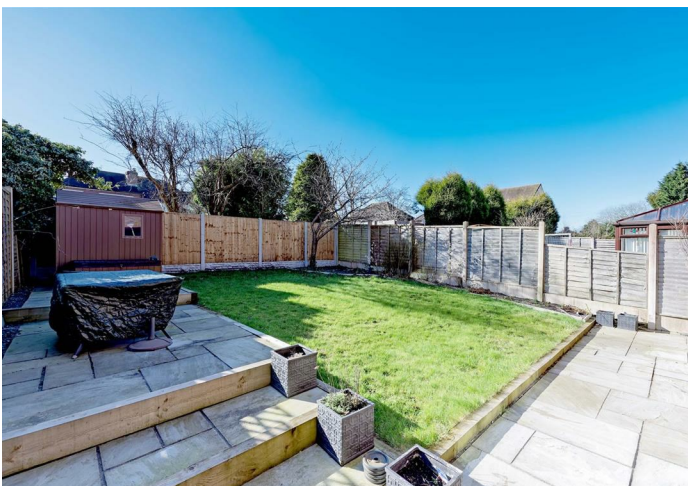
Family Bathroom



Family Bathroom



Rear Elevation



Rear Garden



Front Elevation

# 10 St. Marys Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented, modern, detached family residence that occupies an excellent 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:

## **RECEPTION HALL**

having composite entrance door, central heating radiator and two ceiling light points.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, wash hand basin, central heating radiator and ceiling spotlights.

## **LOUNGE**

4.27m x 3.45m (14'0 x 11'4)

PVCu double glazed sliding patio door leading to the rear gardens, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

## **DINING ROOM**

4.29m x 2.59m (14'1 x 8'6)

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

## **PLAYROOM/STUDY**

2.59m x 2.06m (8'6 x 6'9)

ceiling light point and wall mounted "Worcester" central heating boiler.

## **MODERN FITTED KITCHEN**

3.15m x 2.97m (10'4 x 9'9)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with matching upstands and incorporating single sink with mixer tap over, space for range style cooker with extractor canopy over, integrated dishwasher, space for fridge/freezer, central heating radiator and ceiling spotlights.

# 10 St. Marys Way, Aldridge

## UTILITY

2.16m x 1.60m (7'1 x 5'3)

having fitted wall units, larder unit, granite working surface incorporating single sink having mixer tap over, space and plumbing for washing machine, space for tumble-dryer, ceiling spotlights and PVCu double glazed door leading to the rear gardens.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, two ceiling light points, loft access and airing cupboard off.

## BEDROOM ONE

3.58m x 3.35m (11'9 x 11'0)

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

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure with overhead and handheld shower attachments, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

## BEDROOM TWO

3.28m x 3.05m (10'9 x 10'0)

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

## BEDROOM THREE

2.62m x 2.51m (8'7 x 8'3)

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

## BEDROOM FOUR

3.53m x 2.31m max (11'7 x 7'7 max)

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

## FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, ceiling spotlights extractor fan and central heating radiator.

## OUTSIDE

### STORAGE GARAGE

3.05m x 2.79m (10'0 x 9'2)

up and over door to front and ceiling light point.

### FORE GARDEN

having block paved frontage providing ample off road parking, electric car charging point and gated side access leading to:

### REAR GARDEN

having a tiered paved patio area, lawn, side border, timber fencing and useful shed.

## 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.

## **10 St. Marys Way, Aldridge**

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.

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