

# CHRIS FOSTER & Daughter

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## 14 Widney Avenue, Aldridge, WS9 8HF Guide Price £304,950

An extended semi detached family residence, occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

\* Reception Hall \* Guest Cloakroom \* Lounge \* Fitted Kitchen / Dining Room \* Sitting Room/Utility \* 3 Bedrooms \* Bathroom \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \*

Council Tax Band C  
Local Authority - Walsall



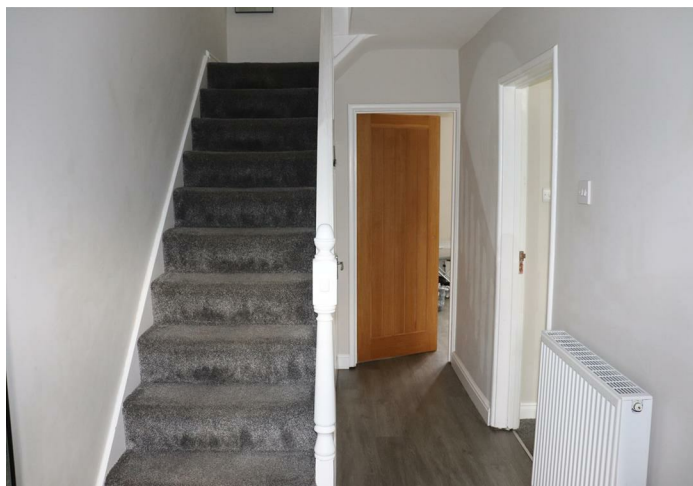
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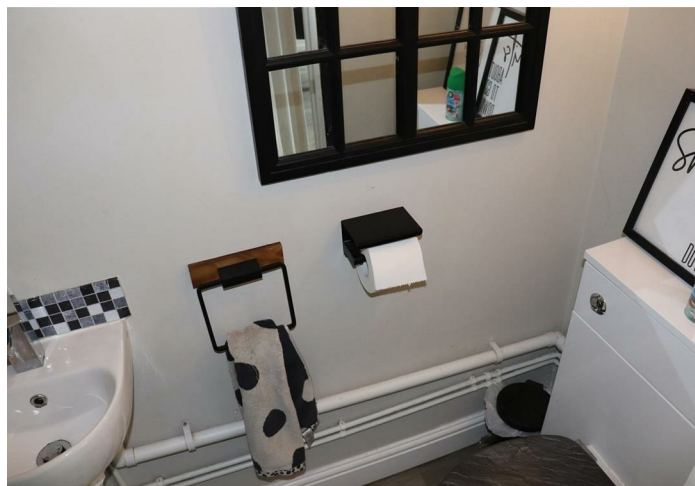
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Company Number: 11253248



# 14 Widney Avenue, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Kitchen / Dining Room

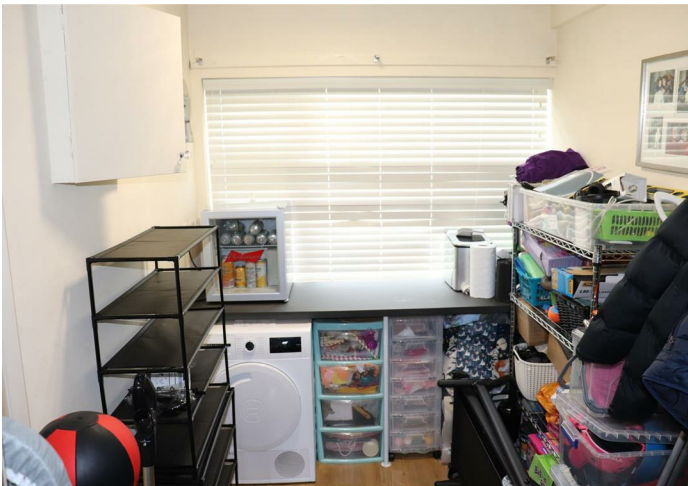




# 14 Widney Avenue, Aldridge



Kitchen / Dining Room



Sitting Room / Utility



Bedroom One



Bedroom Two



Bedroom Three

# 14 Widney Avenue, Aldridge



Bathroom



Rear Garden



Rear Elevation

# 14 Widney Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extended semi detached family residence, that occupies a quiet cul-de-sac position in this sought after 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 the following:

## **RECEPTION HALL**

having double glazed frosted composite entrance door to front elevation, ceiling light point, central heating radiator and LVT flooring.

## **GUEST CLOAKROOM**

having ceiling light point, WC, wash hand basin with chrome mixer tap over, and laminate flooring.

## **LOUNGE**

4.27m x 3.48m (14'00 x 11'05)

having PVCu double glazed window front elevation, two wall lights and central heating radiator.

## **KITCHEN / DINING ROOM**

7.70m (max) x 4.11m (max) (25'03 (max) x 13'06 (max) )

having PVCu double glazed french doors and windows to rear elevation, inset ceiling spot lights, two central heating radiators, range of fitted wall, base units and drawers, working surfaces with tiled surround having inset stainless steel bowl and half drainer sink having mixer tap over, space for range oven having extractor canopy over, space and plumbing for washing machine, dishwasher and American style fridge/freezer, and LVT flooring.

## **SITTING ROOM / UTILITY**

2.84m x 2.06m (9'04 x 6'09)

having PVCu double glazed

## **FIRST FLOOR LANDING**

having PVCu double glazed frosted window side elevation, ceiling light point and loft access.

# 14 Widney Avenue, Aldridge

## **BEDROOM ONE**

4.29m x 3.28m (14'01 x 10'09)

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

## **BEDROOM TWO**

3.63m x 3.35m (11'11 x 11'00)

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

## **BEDROOM THREE**

2.54m x 2.01m (8'04 x 6'07)

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

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, ceiling light point, WC, pedestal sink, panelled bath having chrome mixer tap and 'Bristan' thermostatic mixer shower over with shower screen fitted, airing cupboard off housing 'Main' central heating boiler, and central heating radiator.

## **OUTSIDE**

### **FORE GARDEN**

having Creteprint driveway with mature shrubs and brick wall borders.

### **REAR GARDEN**

having decking area, lawned area, slabbed path leading to useful shed and fenced borders.

## **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.



# 14 Widney Avenue, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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