

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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26 Hobs Hole Lane, Aldridge, WS9 8QY Offers Over £750,000

A particularly spacious, individually designed and constructed detached dormer bungalow occupying a secluded private position in this highly sought after residential location and enjoying a stunning open aspect to the rear.

* Recessed Porch Entrance * Reception Hall * Guest Cloakroom * Superb 'L' Shaped Lounge/Dining Room * Fitted Kitchen * Utility * Garden Room * Three Bedrooms * Master with En Suite Bathroom * Shower Room * Loft Room/Bedroom Four * Double Garage * Gas Central Heating System * Partial Double Glazing * No Upward Chain

Council Tax Band G
Local Authority - Walsall



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Company Number: 11253248



26 Hobs Hole Lane, Aldridge



Front Entrance



Reception Hall



Reception Hall



Guest Cloakroom



Superb Lounge/Dining Room

26 Hobs Hole Lane, Aldridge



Superb Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



Bedroom One



26 Hobs Hole Lane, Aldridge



En Suite Bathroom



Bedroom Two



Bedroom Three



Shower Room



Loft Room

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Garden Room



Rear Elevation



View To Rear



View To Rear



View To rear



Rear Garden

26 Hobs Hole Lane, Aldridge

An internal inspection is essential to begin to fully appreciate the full scope and potential offered by this particularly spacious, individually designed and constructed detached dormer bungalow that occupies a secluded private position in this highly desirable location and enjoying a stunning open aspect to the rear. Whilst the property occupies a semi rural position, it remains with easy reach of local amenities at 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 partial double glazing briefly comprises the following:

APPROACH

the property is approached via a private driveway, shared by a small selection of individual properties.

RECESSED PORCH ENTRANCE

leading to:

RECEPTION HALL

PVCu double glazed entrance door and windows to front elevation, three ceiling light points, two central heating radiators, storage cupboard off housing the "Vaillant" central heating boiler and feature spiral staircase leading to loft room/bedroom four.

GUEST CLOAKROOM

frosted window to front elevation, WC, wash hand basin and ceiling light point.

SUPERB 'L' SHAPED LOUNGE/DINING ROOM

8.31m x 7.11m max dims (27'3" x 23'3" max dims)

three sets of sliding patio doors leading to the rear gardens, feature recessed fireplace with gas coal effect fire fitted, three ceiling light points four wall light points, three central heating radiators and double opening doors from the hallway.

FITTED KITCHEN

4.19m x 3.07m (13'9 x 10'1)

window to front elevation, range of fitted oak wall, base units and drawers, tiled working surfaces and surround with inset one and a half sink single drainer having mixer tap over, built in electric double oven and hob, breakfast bar, tiled floor, central heating radiator, ceiling spotlights and door to side elevation,

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BEDROOM ONE

5.23m x 3.51m (17'2 x 11'6)

PVCu double glazed sliding patio door leading to the rear gardens, central heating radiator, ceiling light point and two wall light points.

EN SUITE BATHROOM

PVCu double glazed frosted window to side elevation, paneled bath, pedestal wash hand basin, WC, central heating radiator, tiled walls and floor and ceiling light point.

BEDROOM TWO

5.36m x 2.95m (17'7 x 9'8)

window to front elevation, two ceiling light points and central heating radiator.

BEDROOM THREE

3.51m x 3.12m (11'6 x 10'3)

PVCu double glazed sliding patio doors to the rear gardens, central heating radiator and ceiling light point.

SHOWER ROOM

corner shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling spotlights, extractor fan and tiled walls.

GARDEN ROOM

3.84m x 2.44m (12'7 x 8'0)

double glazed, double opening doors and windows to rear, tiled floor, two wall light points and access to:

UTILITY

3.66m x 1.83m max (12'0 x 6'0 max)

PVCu double glazed door to front elevation, working surface with inset single drainer sink having mixer tap over and base unit below, space and plumbing for washing machine, space for additional appliances, tiled floor and electric heater.

LOFT ROOM/BEDROOM FOUR

7.42m x 5.28m (24'4 x 17'4)

approached from the hallway via a spiral staircase and having feature circular windows to front and rear elevations, central heating radiator, ceiling light points and large under eaves storage space off.

OUTSIDE

DOUBLE GARAGE

5.21m x 4.62m (17'1 x 15'2)

with electric up and over door, door and window to side, light and power.

FORE GARDEN

having lawn with side borders and shrubs, outside lighting and side access leads to:

REAR GARDEN

having paved patio area, lawn, side borders, trees and shrubs, outside lighting and enjoying a stunning aspect with open views to the rear.

GENERAL INFORMATION

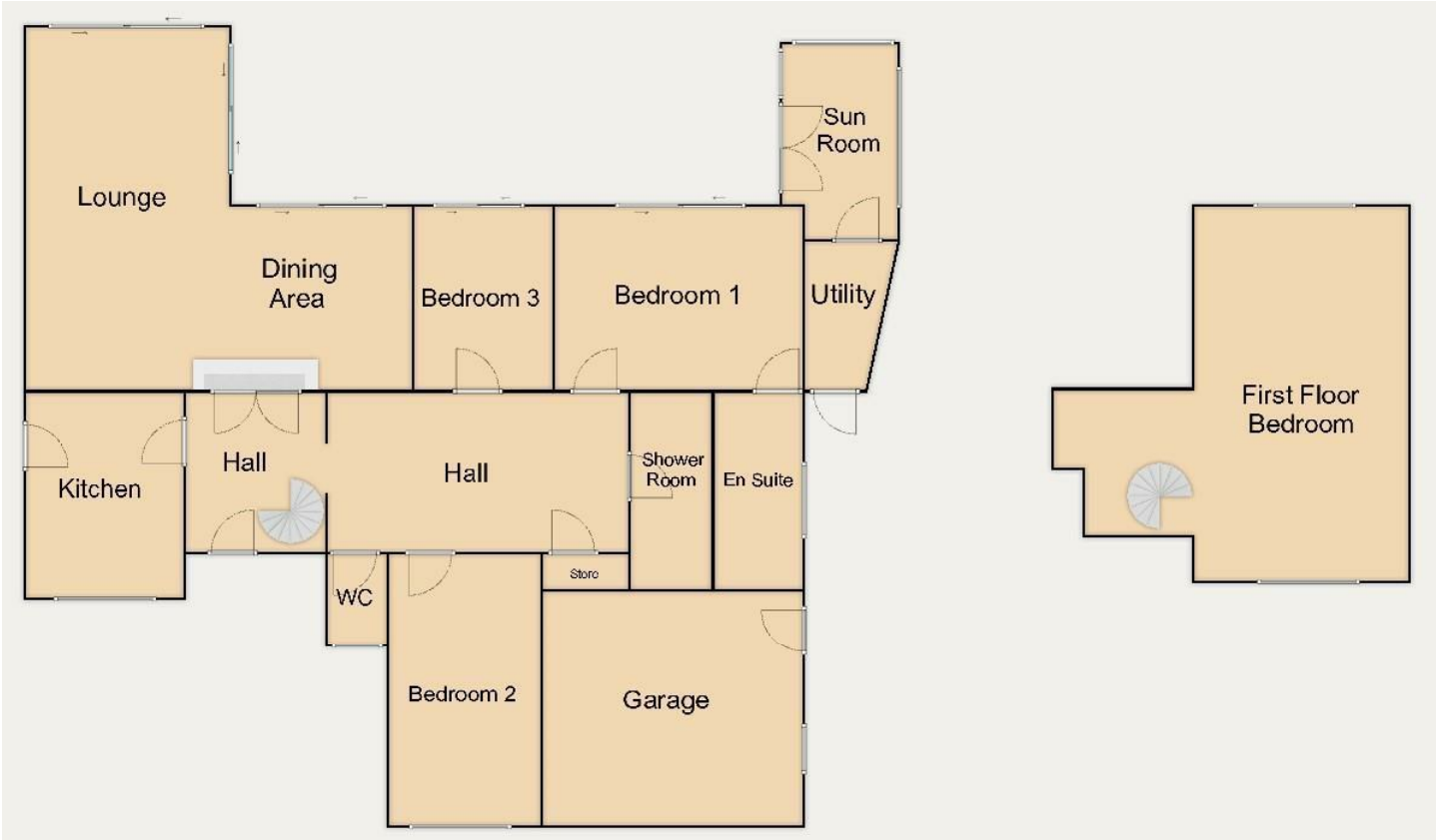
We understand the property is Freehold with vacant possession upon completion.

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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.

26 Hobs Hole Lane, 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		
73		80
England & Wales		
EU Directive 2002/91/EC		

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		