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9 Kingshayes Road, Aldridge, WS9 8RT Guide Price £575,000

A particularly spacious, extended and superbly appointed, 4 bedroom detached family residence, situated in a sought after location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Sitting Room / Study * Superb 'L' Shaped Kitchen/Dining/Family Room * Utility * Guest Cloakroom * 4 Bedrooms - Master with En Suite * Shower Room * Garage * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing * Viewing Essential *

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



9 Kingshayes Road, Aldridge



Reception Hall



Lounge



Lounge



Sitting Room / Study



'L' Shaped Kitchen/Dining/Family Room

9 Kingshayes Road, Aldridge



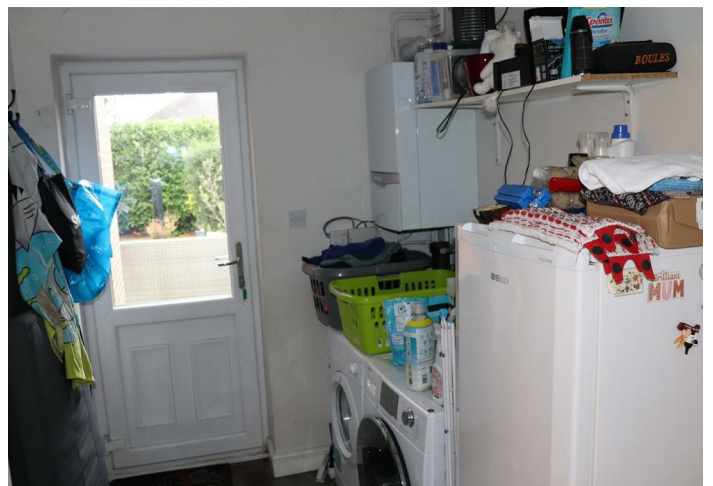
'L' Shaped Kitchen/Dining/Family Room



'L' Shaped Kitchen/Dining/Family Room



'L' Shaped Kitchen/Dining/Family Room



Utility

9 Kingshayes Road, Aldridge



Guest Cloakroom



First Floor Landing



Bedroom One



En Suite



Bedroom Two



Bedroom Three

9 Kingshayes Road, Aldridge



Bedroom Four



Shower Room



Rear Garden



Rear Elevation

9 Kingshayes Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, extended and superbly appointed 4 bedroom detached family residence. The property occupies an excellent position in this highly sought after location within easy reach of 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:

FULLY ENCLOSED PORCH

having PVCu double glazed door to front elevation, windows to front and side elevation, tiled floor and inset ceiling spot light.

RECEPTION HALL

having double glazed frosted entrance door and windows to front elevation, laminate floor covering, central heating radiator, ceiling light point and cloaks cupboard off.

LOUNGE

5.38m x 4.09m (17'8 x 13'5)

having PVCu double glazed bow window to front elevation, feature fireplace with electric fire fitted, laminate floor covering, ceiling light point, ceiling coving, dado rail, modern vertical radiator and double opening door leading to:

SITTING ROOM / STUDY

3.12m x 2.11m (10'3 x 6'11)

having PVCu double glazed window to side elevation, ceiling light point, laminate floor covering, ceiling coving and central heating radiator.

SUPERB 'L' SHAPED KITCHEN/DINING/FAMILY ROOM

8.23m (max) x 6.76m (max) (27'0 (max) x 22'2 (max))

having double glazed Bi-Fold doors opening to the rear garden, two 'Velux' sky lights, built in shelving unit, tiled floor with underfloor heating, under stairs storage cupboard, two ceiling light points together with additional inset ceiling spotlights, feature modern wall hung electric fireplace, range of luxury high gloss fitted wall and base units, working surfaces with inset sink having mixer tap over, integrated fridge/freezer, dishwasher and additional fridge, two built in ovens, microwave and warming plate, central island incorporating breakfast bar, five ring gas hob and additional drawers and units below.

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UTILITY

3.10m x 1.96m (10'2 x 6'5)

having PVCu double glazed door to rear elevation, plumbing for washing machine and tumble dryer, tiled floor, ceiling light point and wall mounted "Vaillant" combination central heating boiler.

GUEST CLOAKROOM

having WC, vanity wash hand basin having chrome mixer tap over with storage cupboard below, heated towel rail, ceiling light point and tiled floor.

FIRST FLOOR LANDING

having PVCu double glazed window to side, ceiling light point, central heating radiator, loft access and airing cupboard off.

MASTER BEDROOM

4.11m x 3.66m (min) (13'6 x 12'0 (min))

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

EN SUITE

having PVCu double glazed window to front elevation, walk-in shower with thermostatic mixer shower fitted, pedestal wash hand basin, WC, tiled walls, heated towel rail, extractor fan and inset ceiling spotlights.

BEDROOM TWO

3.35m x 2.24m (11'0 x 7'04)

having PVCu double glazed french doors to front elevation balcony, fitted high gloss drawer and storage unit, ceiling light point, central heating radiator and laminate floor covering.

BEDROOM THREE

3.56m x 2.59m (11'08 x 8'6)

having PVCu double glazed window to rear elevation, fitted wardrobes with double bed recess, two bedside cabinets and overhead storage, central heating radiator and ceiling light point.

BEDROOM FOUR

5.05m (max) x 4.37m (max) (16'07 (max) x 14'04 (max))

having two PVCu double glazed windows to rear elevation, two ceiling light points and two central heating radiators.

SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower cubicle, WC, double vanity wash hand basin having chrome mixer taps over with storage cupboard below, tiled floor, chrome heated towel rail, extractor fan and inset ceiling spotlights.

GARAGE

5.13m x 2.72m (16'10 x 8'11)

having up and over door and light point.

OUTSIDE

FORE GARDEN

large block paved driveway providing extensive off road parking, lawn, floral display and side access leading to:

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REAR GARDEN

timber decked patio area, shaped lawn, well stocked borders, paved path, external power supply 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. 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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