

CHRIS FOSTER & Daughter

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2 Dumblederry Lane, Aldridge, WS9 0DH Guide Price £215,000

A well presented, traditional style, end terraced residence situated in this popular residential location and within easy reach of local amenities.

* Lounge * Separate Dining Room * Fitted Breakfast/Kitchen * Two Good Sized Bedrooms * Bathroom * Gas Central Heating System * Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



2 Dumblederry Lane, Aldridge



Dining Room



Lounge



Fitted Breakfast/Kitchen

2 Dumblederry Lane, Aldridge



Fitted Breakfast/Kitchen



First Floor Landing



Bedroom One



Bedroom Two

2 Dumblederry Lane, Aldridge



Bathroom



Rear Garden

2 Dumblederry Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious and well presented, traditional style end terraced residence situated in this popular residential location and within easy reach of local amenities including 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 double glazing briefly comprises the following:

DINING ROOM

3.66m x 3.45m (12'0 x 11'4)

PVCu double glazed entrance door and window to front elevation, central heating radiator, ceiling light point, tiled floor, built in shelving and storage units and double opening doors leading to:

LOUNGE

3.76m x 3.66m (12'4 x 12'0)

double glazed window to rear elevation, feature inset gas flame effect fire fitted, central heating radiator, ceiling light point and picture rail.

LOBBY

having tiled floor and storage cupboard off.

FITTED BREAKFAST/KITCHEN

7.14m x 2.29m (23'5 x 7'6)

PVCu double glazed, double opening doors to the rear elevation, two PVCu double glazed windows to side, range of fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for appliances, tiled floor, two central heating radiators, two ceiling light points and additional inset ceiling spotlights.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, two ceiling light points and access to the large loft space.

BEDROOM ONE

3.66m x 3.43m (12'0 x 11'3)

PVCu double glazed window to front elevation, two built in wardrobes, central heating radiator, ceiling light point and ornamental cast iron fireplace.

2 Dumblederry Lane, Aldridge

BEDROOM TWO

3.78m x 2.67m (12'5 x 8'9)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator, ceiling light point and ornamental cast iron fireplace.

BATHROOM

2.90m x 2.29m (9'6 x 7'6)

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, ceiling light point, central heating radiator and airing cupboard off housing the "Worcester" central heating boiler.

OUTSIDE

FORE GARDEN

being paved and gravelled with pathway and inset shrubs.

ENCLOSED REAR GARDEN

having blue brick courtyard, security light, paved patio, twin lawns and open aspect to rear.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
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