

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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2 Alder Tree Grove, Aldridge, WS9 0AN Offers Over £775,000

A rare opportunity has arisen to acquire this superbly appointed, executive style detached family residence forming part of a select gated development of just four luxury properties in this highly sought after semi rural location yet remaining within easy reach of local amenities.

* Canopy Porch * Reception Hall * Guest Cloakroom * Impressive Lounge * Study * Superb Dining Kitchen * Five Bedrooms (Three En Suite) * Family Bathroom * Detached Double Garage * Additional Off Road Parking * Open Aspect to Rear * Gas Central Heating System * PVCu Double Glazing

Council Tax Band G
Local Authority - Walsall



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Company Number: 11253248



2 Alder Tree Grove, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Study

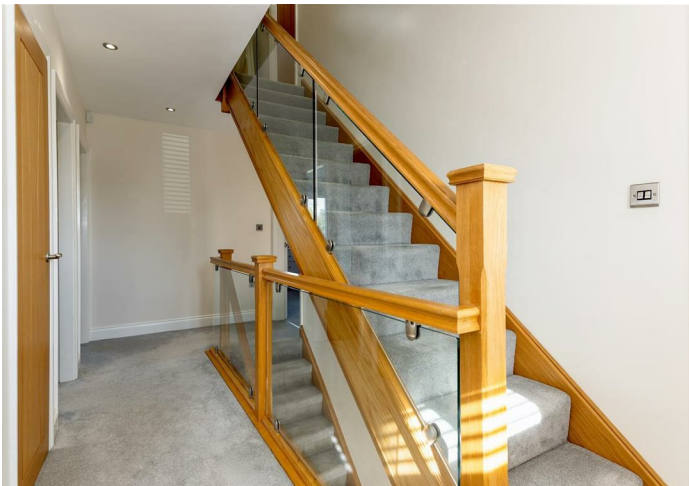


Luxury Dining/Kitchen

2 Alder Tree Grove, Aldridge



Luxury Dining/Kitchen



First Floor Landing



Bedroom One



Bedroom One



En Suite

2 Alder Tree Grove, Aldridge



Bedroom Two



En Suite



Bedroom Three



Bedroom Four



Family Bathroom

2 Alder Tree Grove, Aldridge



Family Bathroom



Bedroom Five



En Suite



Fore Garden



Rear Garden/Elevation

2 Alder Tree Grove, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious and superbly appointed executive style detached family residence that forms part of a select gated development of just four luxury properties in this highly sought after semi rural location yet remaining within easy reach of local amenities.

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:

CANOPY PORCH

leading to:

RECEPTION HALL

having composite entrance door, tiled floor, central heating radiator, ceiling spotlights and fitted understairs storage.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator, ceiling spotlights and extractor fan.

IMPRESSIVE LOUNGE

6.78m x 3.84m (22'3 x 12'7)

PVCu double glazed bay window to front elevation, two PVCu double glazed windows to side, recessed fireplace, two central heating radiators and ceiling spotlights.

STUDY

3.12m x 2.39m (10'3 x 7'10)

PVCu double glazed windows to the front and side elevations, central heating radiator and ceiling spotlights.

SUPERB DINING KITCHEN

9.19m x 5.03m max dims (30'1" x 16'6" max dims)

2 Alder Tree Grove, Aldridge

KITCHEN AREA

PVCu double glazed window to rear elevation, composite door to side, tiled floor with under floor heating, range of luxury fitted white, high gloss wall, base units and drawers, granite working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in "AEG" electric oven and hob with extractor canopy over, space for American style fridge/freezer, ceiling spotlights, extractor fan, wall mounted "Worcester" central heating boiler housed in matching unit, space and plumbing for washing machine and dishwasher, central island with granite top incorporating breakfast bar and additional units below.

DINING AREA

PVCu double glazed door leading to the rear gardens, additional bi-fold doors to rear, tiled floor, two central heating radiators, ceiling light point, additional ceiling spotlights and double opening doors leading to the lounge.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, central heating radiator, ceiling spotlights and airing cupboard off with central heating radiator.

BEDROOM ONE

4.01m x 3.81m (13'2 x 12'6)

feature PVCu double glazed bay window to front elevation, two ceiling light points and additional inset spotlights, central heating radiator and walk-in wardrobe off.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, fully tiled walls and floor, shower enclosure, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

3.81m x 3.81m (12'6 x 12'6)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, tiled walls and floor, shower enclosure, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM THREE

3.12m x 3.02m min (10'3 x 9'11 min)

PVCu double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling spotlights.

BEDROOM FOUR

3.12m x 2.77m (10'3 x 9'1)

PVCu double glazed window to front elevation, fitted wardrobe, central heating radiator and ceiling spotlights.

FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with side mixer tap, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, ceiling spotlights, extractor fan and chrome heated towel rail.

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SECOND FLOOR LANDING

with inset ceiling spotlights.

BEDROOM FIVE

4.80m x 2.59m (15'9 x 8'6)

"Velux" windows to the rear and side elevations, central heating radiator, ceiling spotlights and under eaves storage.

EN SUITE SHOWER ROOM

"Velux" window to rear, tiled walls and floor, shower enclosure, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

DRESSING ROOM

with built in wardrobes, ceiling light point and additional storage cupboard off.

OUTSIDE

DETACHED DOUBLE GARAGE

6.02m x 5.59m (19'9 x 18'4)

with electric up and over door, PVCu double glazed windows to the rear and side elevations, composite door leading to the rear gardens, water, power and lighting.

FORE GARDEN

block paved driveway with additional block paved parking area, lawn, shrubs, outside lighting and gated side access leads to:

REAR GARDEN

paved patio area, lawn, outside lighting and power supply, timber fencing and open aspect.

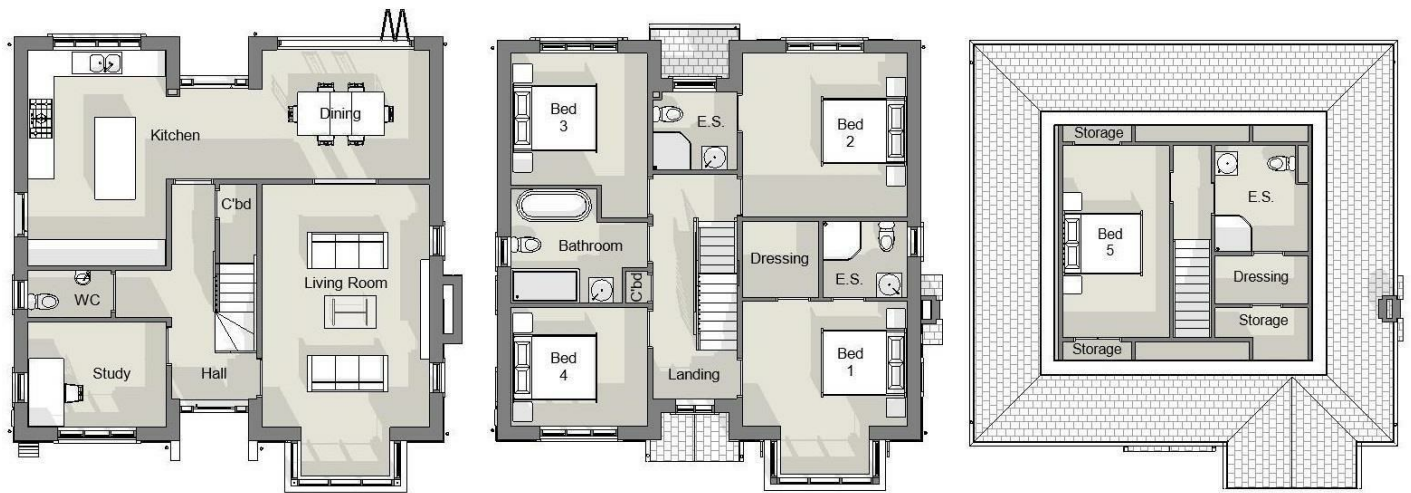
GENERAL INFORMATION

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.

2 Alder Tree Grove, 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		
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	