

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



43 Norfolk Crescent, Aldridge, WS9 8RF Offers Over £385,000

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

* Reception Hall * Impressive Lounge * Orangery * Dining Room * Luxury Fitted Kitchen * Breakfast Room * Guest Cloakroom * 3 Double Bedrooms - Master En Suite * Luxury Family Bathroom * Additional WC * Good Sized Garage * Ample Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



43 Norfolk Crescent, Aldridge



Reception Hall



Impressive Lounge



Impressive Lounge



Orangery



Dining Room

43 Norfolk Crescent, Aldridge



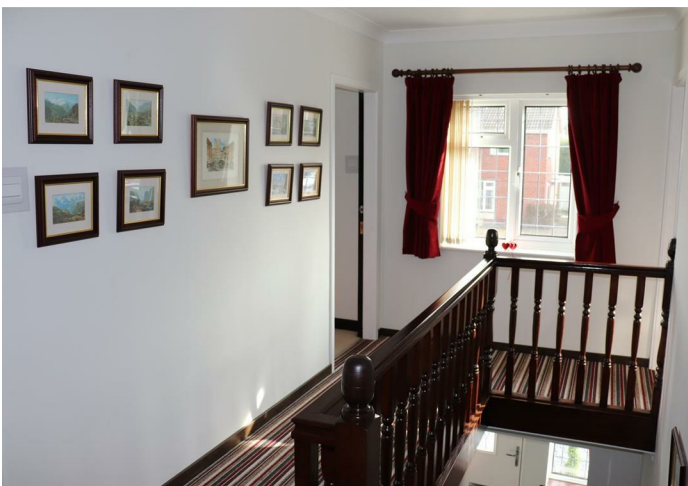
Luxury Fitted Kitchen



Breakfast Room



Guest Cloakroom



First Floor Landing

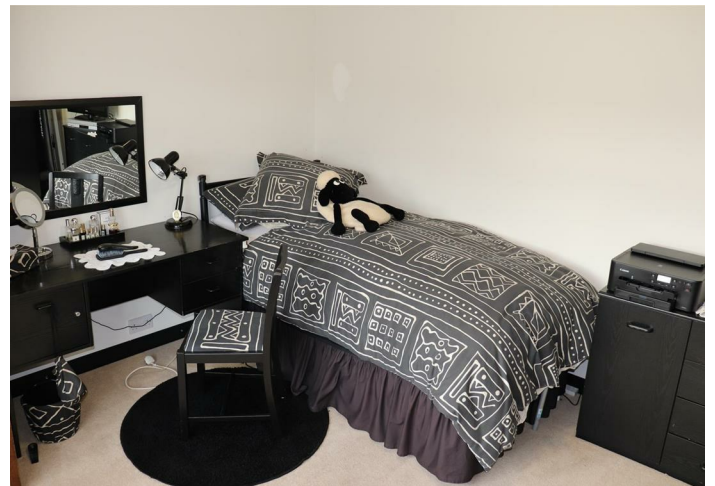
43 Norfolk Crescent, Aldridge



Bedroom One



En Suite



Bedroom Two

43 Norfolk Crescent, Aldridge



Bedroom Three



Landscaped Rear Garden



Rear Elevation

43 Norfolk Crescent, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious, extended traditional style semi detached family residence, that is situated in a sought after residential 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:

RECEPTION HALL

composite entrance door and PVCu double glazed window to front elevation, central heating radiator, two ceiling light points, laminate floor covering and under stairs storage cupboard off.

IMPRESSIVE LOUNGE

6.78m x 3.63m (22'3 x 11'11)

PVCu double glazed bow window to front elevation, feature fireplace with modern flame effect gas fire fitted, two central heating radiators, two ceiling light points, laminate floor covering and PVCu double glazed double opening doors leading to:

ORANGERY

3.28m x 2.67m (10'9 x 8'9)

PVCu double glazed bi-fold doors and windows to rear elevation with integrated blinds, laminate floor covering with under floor heating and ceiling spotlights.

DINING ROOM

4.52m x 2.64m (14'10 x 8'8)

PVCu double glazed bow window to front elevation, central heating radiator, ceiling light point and laminate floor covering.

LUXURY FITTED KITCHEN

4.22m x 3.25m (13'10 x 10'8)

PVCu double glazed window to rear elevation, range of luxury fitted white high gloss wall, base units and drawers, granite working surfaces incorporating drainer and inset stainless steel sink with mixer tap over, space for range style oven with stainless steel extractor canopy over, integrated dishwasher and fridge, ceiling spotlights, wall mounted 'Worcester' central heating boiler housed in matching unit and double opening doors lead to:

BREAKFAST ROOM

3.51m x 2.90m (11'6 x 9'6)

43 Norfolk Crescent, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, airing cupboard off and access to large loft space via drop down ladder.

BEDROOM ONE

3.30m x 3.15m plus wardrobes (10'10 x 10'4 plus wardrobes)

PVCu double glazed window to rear elevation, range of fitted wardrobes, laminate floor covering, central heating radiator, ceiling light point, two wall light points and archway leading to:

EN SUITE

shower enclosure, vanity wash hand basin with storage drawers below, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

3.68m x 3.25m (12'1 x 10'8)

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

BEDROOM THREE

3.35m x 2.82m (11' x 9'3)

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

LUXURY BATHROOM

3.00m x 2.18m (9'10 x 7'2)

PVCu double glazed frosted window to rear elevation, jacuzzi corner bath with hand held shower attachment and tiled surround, vanity wash hand basin with storage drawers below, wc, chrome heated towel rail and ceiling spotlights.

ADDITIONAL WC

PVCu double glazed frosted window to side elevation, wc, central heating radiator, laminate floor covering, ceiling light point and extractor fan.

OUTSIDE

GARAGE

5.72m x 3.05m (18'9 x 10')

up and over door, light and power points, fitted wall and basin, working surface with space below for tumble dryer.

FORE GARDEN

wide 'Creteprint' driveway providing ample off road parking, gravelled displays with shrubs, boundary wall and telescopic security posts.

LANDSCAPED REAR GARDEN

'Creteprint' patio and pathway, artificial lawn, neat side borders and shrubs, outside lighting, power and two taps, useful shed and greenhouse.

GENERAL INFORMATION Sales Freehold

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

43 Norfolk Crescent, Aldridge

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.

43 Norfolk Crescent, Aldridge

