

# CHRIS FOSTER & Daughter

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## 356 Walsall Wood Road, Aldridge, WS9 8HL Guide Price £255,000

An extremely well presented, extended, traditional style Mid Town House residence situated in this sought after and convenient location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Extended Luxury Fitted Dining/Kitchen \* Guest Cloakroom \* Two Double Bedrooms - Master with Dressing Room off \* Modern Bathroom \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





# 356 Walsall Wood Road, Aldridge



Lounge



Extended Luxury Fitted Dining/Kitchen



Extended Luxury Fitted Dining/Kitchen



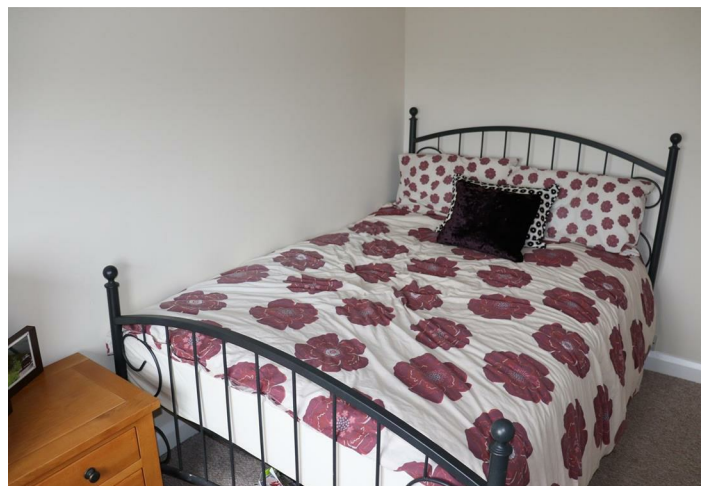
# 356 Walsall Wood Road, Aldridge



Extended Luxury Fitted Dining/Kitchen



Bedroom One



Bedroom Two

# 356 Walsall Wood Road, Aldridge



Modern Bathroom



Rear Garden



Front Elevation

# 356 Walsall Wood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well presented and extended, traditional style Mid Town House residence that is situated in a sought after and convenient location close to local amenities and within easy reach of 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**

PVCu double glazed door and windows to front elevation and ceiling light point.

## **RECEPTION HALL**

PVCu double glazed entrance door, meter cupboard and ceiling light point.

## **LOUNGE**

4.06m x 3.89m (13'4 x 12'9)

having PVCu double glazed window to front elevation, feature fireplace with modern electric fire, under stairs storage cupboard off, central heating radiator and ceiling light point.

## **EXTENDED LUXURY FITTED DINING/KITCHEN**

5.61m x 5.00m max (18'5 x 16'5 max)

PVCu double glazed bi-folds doors leading to the rear garden, orangery roof to the extension, laminate floor covering, ceiling light point with additional inset ceiling spot lights, central heating radiator, range of luxury fitted cream high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in 'Bosch' electric double oven, gas hob with stainless steel extractor canopy over, integrated fridge/freezer, dishwasher and washing machine, central island incorporating breakfast bar with additional units below.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, wc, vanity wash hand basin with storage cupboard below, laminate floor covering, ceiling light point and wall mounted 'Ideal' central heating boiler.

## **FIRST FLOOR LANDING**

having ceiling light point and loft access.



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## BEDROOM ONE

3.73m x 3.12m (12'3 x 10'3)

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

## DRESSING ROOM

PVCu double glazed window to front elevation, ceiling light point, laminate floor covering, hanging rail and shelving.

## BEDROOM TWO

3.51m x 2.39m (11'6 x 7'10)

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

## MODERN BATHROOM

2.54m x 2.39m (8'4 x 7'10)

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, central heating radiator, ceiling light point and airing cupboard off.

## OUTSIDE

### DEEP FORE GARDEN

double width tarmac driveway providing off road parking, lawn with side borders, paved path to the main entrance and enclosed side entry leading to:

### REAR GARDEN

paved patio area, lawn side borders, trees and shrubs.

## 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) <b>A</b>	71	89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	71	89
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC