

# CHRIS FOSTER & Daughter

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## 153 Redhouse Lane, Aldridge, WS9 0DF Guide Price £375,000

A particularly spacious three bedroom traditional style Semi Detached residence that has been extended and considerably improved by the present owner, occupying an excellent corner position with open views overlooking picturesque greenbelt fields to the front.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Superb Open Plan Dining/Kitchen/Family Room \* Utility \* Ground Floor Shower Room \* 3 Bedrooms \* Bathroom \* Side Garage and Off Road Parking \* Gas Central Heating System \* Partial PVCu Triple Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 153 Redhouse Lane, Aldridge



Reception Hall



Lounge



Superb Dining/Kitchen/Family Room



Superb Dining/Kitchen/Family Room



# 153 Redhouse Lane, Aldridge



Superb Dining/Kitchen/Family Room



Superb Dining/Kitchen/Family Room



Utility



Ground Floor Shower Room

# 153 Redhouse Lane, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Luxury Bathroom



View To Front



Rear Garden

# 153 Redhouse Lane, Aldridge

An internal inspection is essential to begin to fully appreciate this spacious three bedroom traditional style Semi Detached residence that has been extended and considerably improved by the present owner. The property occupies an excellent position on the corner of Redhouse Lane and Bosty Lane and overlooks picturesque greenbelt fields to the front. There is a public footpath to the fields opposite that leads to the Lime Pits nature reserve, perfect for families and people wanting to get out and enjoy the countryside that lies on the doorstep. Local amenities are close at hand 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 fired central heating system and partial PVCu triple glazing briefly comprises of the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed entrance door to front elevation, windows to front and side elevation, and inset ceiling spotlights.

## **ENTRANCE HALL**

having door and windows to front elevation, inset ceiling spotlights, ceiling coving, central heating radiator and laminate flooring.

## **LOUNGE**

4.14m (into bay) x 3.30m (13'07 (into bay) x 10'10)

having PVCu triple glazed bay window to front elevation, ceiling light point, two wall lights, and central heating radiator.

## **SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM**

8.64m x 5.69m (28'04 x 18'08)

having PVCu double glazed sliding patio doors to rear elevation, four 'Velux' windows, ceiling light point and inset ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with inset drainer sink having mixer tap over, built in electric oven and hob having extractor canopy over, microwave, dishwasher, fridge/freezer, breakfast bar/island, three central heating radiators, under stairs storage and laminate flooring.

## **UTILITY**

3.96m x 2.06m (max) (13'00 x 6'09 (max))

having PVCu double glazed frosted window to side elevation, inset ceiling spotlights, fitted base unit with working surface having inset stainless steel drainer sink with chrome mixer tap over, space and plumbing for washing machine, central heating radiator and tiled flooring.

# 153 Redhouse Lane, Aldridge

## GROUND FLOOR SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, inset ceiling spot lights, heated towel rail, WC, pedestal wash hand basin having chrome mixer tap over, open walk-in shower, extractor fan and tiled flooring.

## FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point, storage cupboard off and loft access.

## BEDROOM ONE

4.34m (into bay) x 3.30m (14'03 (into bay) x 10'10)

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

## BEDROOM TWO

3.63m x 3.28m (11'11 x 10'09)

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

## BEDROOM THREE

2.72m x 2.34m (8'11 x 7'08)

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

## LUXURY BATHROOM

having PVCu double glazed frosted window to rear elevation, inset ceiling spot lights, heated towel rail, WC, freestanding bath having chrome mixer tap with shower attachment over, vanity unit wash hand basin having chrome mixer over, shower enclosure having thermostatic mixer shower fitted, extractor fan and tiled flooring.

## OUTSIDE

### GARAGE

5.26m x 2.46m (17'03 x 8'01)

having up and over garage door to front elevation, window to side elevation, and ceiling light point.

### FORE GARDEN

having slabbed and gravelled driveway and brick wall boundaries.

### REAR GARDEN

having lawned area, patio area, security light and fenced borders.

## 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

## **153 Redhouse Lane, Aldridge**

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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