

# CHRIS FOSTER & Daughter

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## 33 Quicksand Lane, Aldridge, WS9 0BA Guide Price £365,000

A particularly spacious extended traditional style semi detached family residence occupying an excellent corner position in this highly sought after residential location and within easy reach of local amenities including Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Impressive Through Lounge \* Dining Room Extension \* Extended Modern Fitted Kitchen \* Utility \* Three Double Bedrooms \* Shower Room \* Separate WC \* Garage \* Off Road Parking \* Partial Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall

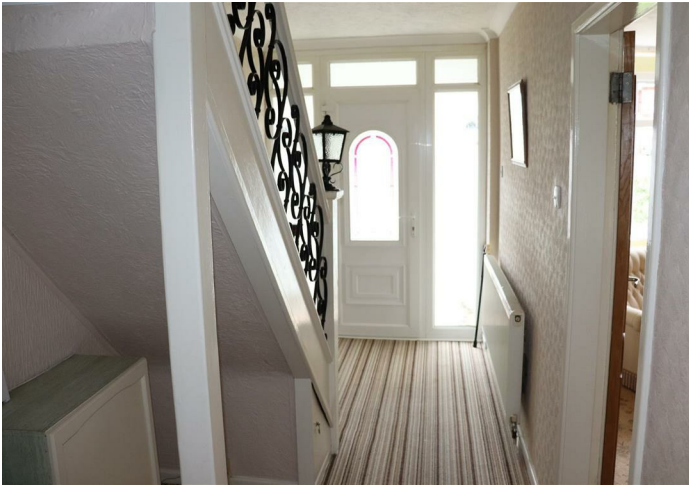


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Company Number: 11253248



# 33 Quicksand Lane, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



# 33 Quicksand Lane, Aldridge



Fitted kitchen



Utility



First Floor Landing



Bedroom One

# 33 Quicksand Lane, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

# 33 Quicksand Lane, Aldridge



Shower Room



Separate WC



Rear Garden



Rear Elevation

## 33 Quicksand Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious traditional style semi detached family residence that has been extended to the ground and first floor levels creating an excellent sized home. The property occupies an impressive corner position in this highly sought after residential location 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 partial gas central heating and PVCu double glazing briefly comprises the following:

### **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation, tiled floor and two wall light points.

### **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, light point and understairs storage recess.

### **IMPRESSIVE THROUGH LOUNGE**

7.92m x 3.43m (26'0 x 11'3)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, two ceiling light points, three wall light points and double opening doors lead to:

### **DINING ROOM**

5.11m x 2.74m (16'9 x 9'0)

double opening PVCu double glazed doors leading to the rear gardens, ceiling light point and gas wall heater.

### **EXTENDED MODERN FITTED KITCHEN**

4.52m x 2.62m (14'10 x 8'7)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in "New World" gas oven and grill, separate gas hob with extractor canopy over, space and plumbing for automatic washing machine and two ceiling light points.

# 33 Quicksand Lane, Aldridge

## UTILITY

3.84m x 2.06m (12'7 x 6'9)

PVCu double glazed door to front elevation, PVCu double glazed double opening doors to rear, range of fitted wall and base units, working surfaces with tiled surround, space for American style fridge/freezer, tiled floor, extractor fan and inset ceiling spotlights.

## FIRST FLOOR LANDING

wall light point and loft access.

## BEDROOM ONE

5.41m max x 4.39m (17'9 max x 14'5)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to front, range of fitted wardrobes and chest of drawers, additional fitted wardrobes with double bed recess, bed side cabinets and overhead storage, matching dressing table, two central heating radiators and two ceiling light points.

## BEDROOM TWO

3.58m x 3.40m (11'9 x 11'2)

PVCu double glazed window to rear elevation, ceiling light point and gas wall heater.

## BEDROOM THREE

4.72m x 3.89m (15'6 x 12'9)

PVCu double glazed windows to front and rear elevations, ceiling light point and gas wall heater.

## SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin with storage cupboards and drawers below, chrome heated towel rail, extractor fan and inset ceiling spotlights.

## SEPERATE WC

WC, tiled walls and floor, inset ceiling spotlight and extractor fan.

## OUTSIDE

### GARAGE

5.44m x 2.51m (17'10 x 8'3)

with up and over door and fluorescent strip light.

### FORE GARDEN

paved driveway providing ample off road parking, lawn, side borders and gated side access leading to:

### REAR GARDEN

paved patio area and pathway, shaped lawns, floral displays and shrubs and additional rear paved area with shed.

## 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.

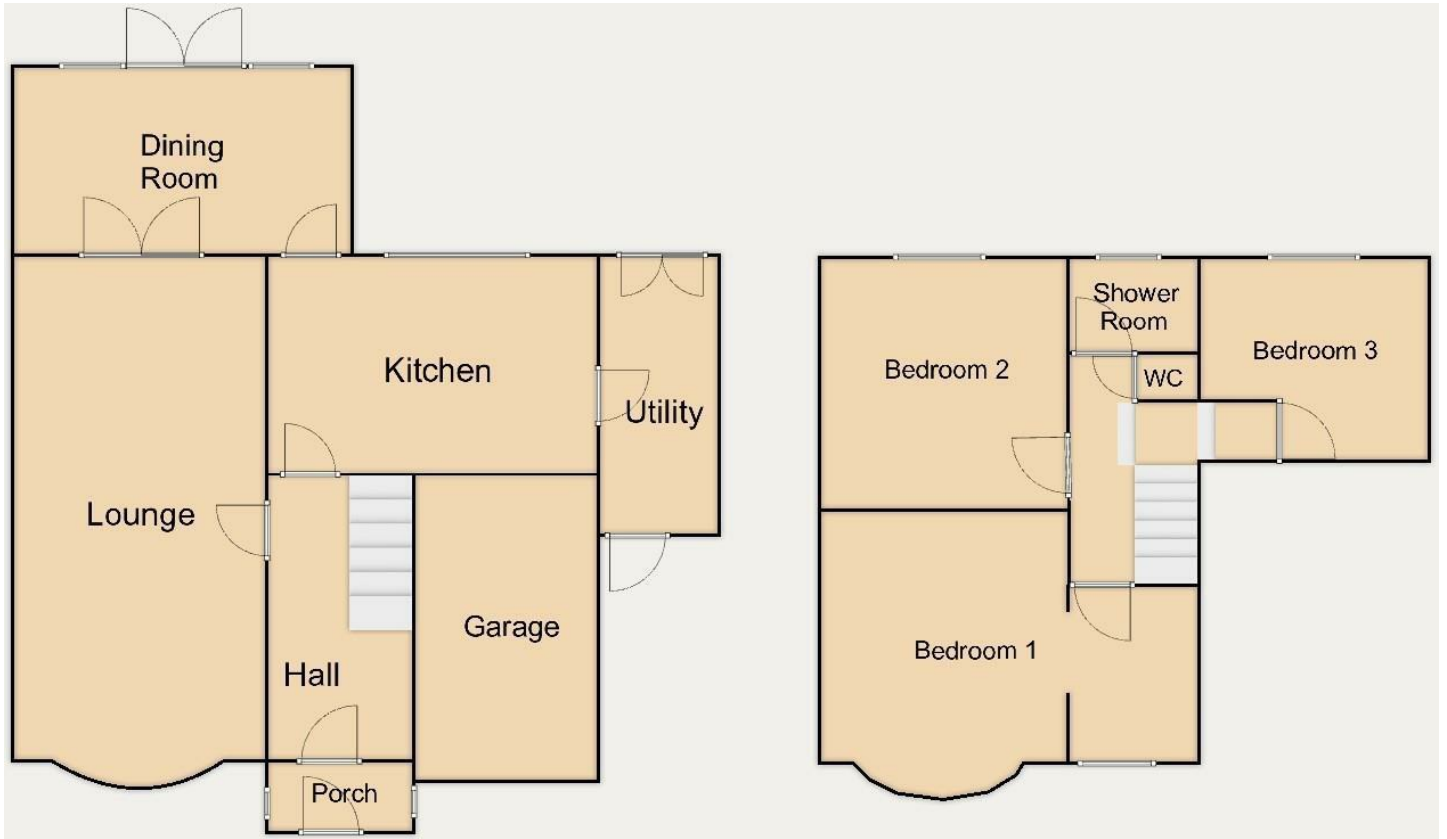
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent


## **33 Quicksand Lane, Aldridge**

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.



# 33 Quicksand Lane, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(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>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(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>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 