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Farthings House 91 Gould Firm Lane, Aldridge, WS9 0LX **Guide Price £1,350,000**

An individual and superbly appointed detached character cottage offering particularly spacious and versatile accommodation with detached annex and out buildings that has been considerably improved and extended by the present owners, occupying a plot of 0.69 acres in this idyllic, rural location surrounded by greenbelt countryside yet remaining within easy reach of local amenities. The property is also offered with the option to purchase a further 8 acres of arable land by separate negotiation.

* Enclosed Porch Entrance * Reception Hall * Guest Cloakroom * Study * Formal Lounge * Separate Dining/Sitting Room * Stunning Open Plan Kitchen/Family Space/Conservatory * Utility * Additional Ground Floor WC * Five Bedrooms Two With Balconies * Two En Suite Shower Rooms * Family Bathroom * Detached Annex With Bed/Living Room, Kitchen & Shower Room * Double Garage * Additional Detached Triple Garage/Gym * Extensive Grounds * Additional Parking/Motor Home/Caravan Storage * 2152 sq feet of living space

Council Tax Band F
Local Authority - Walsall



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91 Gould Firm Lane, Aldridge



Reception Hall



Formal Lounge



Study



Dining/Sitting Room



Stunning Open Plan Kitchen/Family Space/Conservatory



91 Gould Firm Lane, Aldridge



Conservatory



First Floor Landing



Bedroom One



En Suite Shower Room



Bedroom Two

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En Suite Shower Room



Bedroom Three



Balcony



Bedroom Four



Bedroom Five



Family Bathroom

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Detached Annex



Bed/Living Room



Kitchen



Shower Room



Gym



Extensive Grounds

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An exceptional opportunity has arisen to acquire this superbly appointed detached character cottage that offers spacious and versatile accommodation with detached annex and out buildings set on a plot of 0.69 acres in this idyllic rural location surrounded by greenbelt countryside yet remaining within easy reach of local amenities at Aldridge together with more comprehensive facilities offered at Lichfield, Sutton Coldfield and Birmingham City Centre. There is also an opportunity to purchase an additional 8 acres of arable land by separate negotiation, currently let to a local farmer. The current owners have resided at the property for over 40 years and this is the first time that it has been marketed for sale, therefore, this is a truly unique opportunity.

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 oil fired central heating, double glazing and solar panels briefly comprises the following:

ENCLOSED PORCH ENTRANCE

having entrance door, two windows to side elevation, quarry tiled floor, ceiling light point, vaulted ceiling and double opening doors leading to:

IMPRESSIVE RECEPTION HALL

6.22m x 3.71m (20'5 x 12'2)

PVCu double glazed window to front elevation, oak flooring, two ceiling light points, two wall light points and two central heating radiators.

GUEST CLOAKROOM

PVCu double glazed window to side elevation, WC, pedestal wash hand basin, central heating radiator and ceiling light point.

STUDY

2.97m x 1.83m (9'9 x 6'0)

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

FORMAL LOUNGE

6.25m x 4.42m (20'6 x 14'6)

PVCu double glazed windows to the front and rear elevations, patio doors leading to the rear gardens, feature fireplace with log burning fire and feature PVCu double glazed arch windows to each side, central heating radiator, ceiling light point and three wall light points.

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SEPARATE DINING/SITTING ROOM

6.10m x 4.37m (20'0 x 14'4)

PVCu double glazed window to front elevation and double opening doors to side, feature fireplace with open hearth, two ceiling light points, two wall light points, two central heating radiators and large walk-in storage cupboard off.

STUNNING OPEN PLAN KITCHEN/FAMILY SPACE

5.82m x 5.49m (19'1 x 18'0)

two PVCu double glazed windows to rear elevation, additional sky light window and PVCu double glazed double opening doors leading to the rear gardens, extensive range of luxury fitted cream high gloss drawers and units, granite working surfaces with matching upstands and inset single drainer sink having boiling water tap over, "Karndean" flooring to the kitchen area, built in electric oven and hob, additional electric 'AGA', integrated fridge and dishwasher, ceiling spotlights, display lighting, wall light, feature log burning stove to the sitting area and bifold doors opening to:

HARD WOOD CONSERVATORY

3.91m x 3.89m (12'10 x 12'9)

oak flooring, double glazed double opening doors and windows and ceiling light/fan.

UTILITY

3.73m x 2.39m (12'3 x 7'10)

door leading to the rear elevation, PVCu double glazed windows to the rear and side, quarry tiled floor, "Velux" window, ceiling light point, two wall light points, working surfaces with fitted units below, "Belfast" style sink, central heating boiler and timer controls.

ADDITIONAL GROUND FLOOR WC

having WC, wash hand basin, quarry tiled floor and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed window to rear elevation, two light funnels, two ceiling light points, central heating radiator and airing cupboard off.

BEDROOM ONE

6.40m x 4.39m (21'0 x 14'5)

PVCu double glazed window to front elevation, two PVCu double glazed arch windows to side, ceiling light point, two wall light points, two central heating radiators, sitting area, large walk in wardrobe with hanging rails and shelving and PVCu double glazed sliding patio door leading to:

BALCONY

having external lighting and enjoying views over the rear gardens.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, tiled floor with underfloor heating, walk-in shower enclosure, pedestal wash hand basin, WC, heated towel rail, ceiling spotlights, extractor fan and storage cupboard off.

BEDROOM TWO

3.86m x 3.51m (12'8 x 11'6)

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

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EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator, ceiling light point and extractor fan.

BEDROOM THREE

3.40m x 3.00m (11'2 x 9'10)

having range of built in wardrobes, central heating radiator, ceiling light point, two wall light points and PVCu double glazed double opening doors leading to:

BALCONY

having external lighting and enjoying views over the rear gardens and beyond.

BEDROOM FOUR

4.39m x 2.82m (14'5 x 9'3)

PVCu double glazed window to side elevation, additional feature stained glass window, range of fitted wardrobes, central heating radiator, two ceiling light points and loft access.

BEDROOM FIVE

3.43m x 2.97m (11'3 x 9'9)

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

FAMILY BATHROOM

PVCu double glazed window to rear elevation, panelled bath with tiled splash surround, separate shower enclosure, pedestal wash hand basin, WC, ceiling light point, central heating radiator and airing cupboard off.

DETACHED ANNEX

RECEPTION HALL

having entrance door, ceiling spotlight and additional 'Velux' window.

BED/LIVING ROOM

7.16m x 2.84m (23'6 x 9'4)

PVCu double glazed window to front elevation, two sets of PVCu double glazed double opening doors leading to the gardens with fitted blinds, two central heating radiators, ceiling spotlights, additional electric panelled heater, built in wardrobe and double opening doors leading to:

KITCHEN

2.51m x 1.12m (8'3 x 3'8)

having light funnel, tiled floor, fitted wall and base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over.

SHOWER ROOM

PVCu double glazed window to rear elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin, WC, chrome heated towel rail, two extractor fans and ceiling spotlights.

DOUBLE GARAGE

8.18m x 5.18m (26'10 x 17'0)

having twin electric up and over doors, insulated storage loft, tiled floor, light and power.

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ADDITIONAL DETACHED DOUBLE GARAGE

6.86m x 4.62m (22'6 x 15'2)

two sets of double opening doors, tiled floor, ceiling spotlights, power points and insulated storage loft.

GYM/HOME OFFICE

4.57m x 3.51m (15'0 x 11'6)

double opening doors to front, additional bifold doors leading to the gardens with fitted blinds, tiled floor with under floor heating, ceiling spotlights and power.

EXTENSIVE GROUNDS

electric gates lead to large driveway providing extensive off road parking, large lawned areas, trees and shrubs, hard standing for motor home/caravan storage with power and water hook ups, outside lighting and power supply, covered seating area and formal patio.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES Mains, water and electricity are supplied. No gas. Drainage is by way of a cesspit and heating is provided by an oil fired system.

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) 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	