

# CHRIS FOSTER & Daughter

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## 6 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £349,950

A particularly spacious, extended and well presented semi detached bungalow residence forming part of a self build scheme dating back to the late 1950's that is situated in a sought after location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Luxury Fitted Dining/Kitchen \* Utility \* 3 Bedrooms \* Modern Bathroom \* Side Garage \* Good Sized Rear Garden \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248





## 6 Norfolk Crescent, Aldridge



Reception Hall



Lounge



Lounge



Luxury Dining/Kitchen





## 6 Norfolk Crescent, Aldridge



Utility



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Modern Bathroom

## 6 Norfolk Crescent, Aldridge



Modern bathroom



Rear Garden



Front Elevation

## 6 Norfolk Crescent, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, extended and well presented semi detached bungalow residence forming part of a self build scheme dating back to the late 1950's. The property is situated in a sought after 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 a gas central heating system and PVCu double glazing, briefly comprises the following:

### **FULLY ENCLOSED PORCH**

PVCu double glazed door and window to front elevation, tiled floor and light point.

### **RECEPTION HALL**

PVCu double glazed entrance door, ceiling light point, central heating radiator, loft access, cloaks cupboard and additional airing cupboard off.

### **LOUNGE**

5.41m x 4.45m (17'9 x 14'7)

PVCu double glazed window to rear elevation, two central heating radiators, ceiling light point, two wall light points and feature fireplace with gas coal effect fire fitted.

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

4.80m x 3.58m (15'9 x 11'9)

PVCu double glazed sliding patio door leading to the rear garden, PVCu double glazed window to side elevation, range of luxury high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drained sink having mixer tap over, built in electric oven, microwave and ceramic hob with extractor canopy over, integrated dishwasher and fridge/freezer, ceiling spotlights, central heating radiator and gas fire fitted.

### **UTILITY**

2.06m x 1.57m (6'9 x 5'2)

PVCu double glazed door to side

### **BEDROOM ONE**

4.11m x 3.00m (13'6 x 9'10)

PVCu double glazed window to front elevation, range of fitted wardrobes, drawers and two bedside cabinets, central heating radiator and ceiling light point.

# 6 Norfolk Crescent, Aldridge

## BEDROOM TWO

4.11m x 3.00m (13'6 x 9'10)

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

## BEDROOM THREE

3.05m x 2.36m (10' x 7'9)

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

## MODERN BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Triton' shower over and shower screen fitted, pedestal wash hand basin, wc, tiled walls, ceiling spotlights, central heating radiator and extractor fan.

## OUTSIDE

### SIDE GARAGE

6.25m x 2.44m (20'6 x 8')

up and over door to front, door and window to side, light point and window to rear.

### FORE GARDEN

lawn, block paved path and driveway providing off road parking and access to the garage.

### GOOD SIZED REAR GARDEN

gated side access, outside tap and lighting, block paved patio, shaped lawn with attractive, well stocked borders, trees and shrubs, gravelled pathway and ornamental pond.

## 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.



## 6 Norfolk Crescent, Aldridge



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		66	85
<p><b>England &amp; Wales</b></p>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			