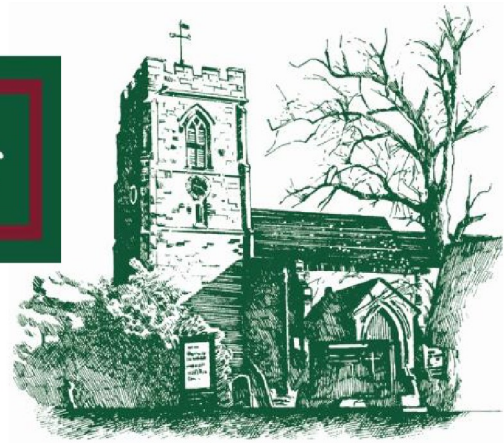


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



16 Linley Wood Road, Aldridge, WS9 0JZ Guide Price £415,000

A particularly spacious and tastefully presented, extended detached family residence, situated in this highly sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Study/Snug * Superb Open Plan Dining/Kitchen/Family Space * Utility * 3 Bedrooms * Luxury bathroom * Garage and Ample Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazing * Opportunity To Further Extend (subject to planning) * No Upward Chain

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



16 Linley Wood Road, Aldridge



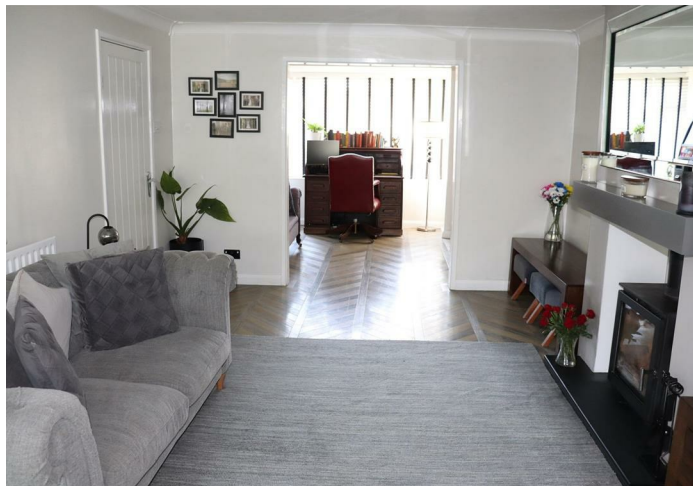
Reception Hall



Guest Cloakroom



Lounge



Lounge



Study/Snug

16 Linley Wood Road, Aldridge



Dining Area Extension

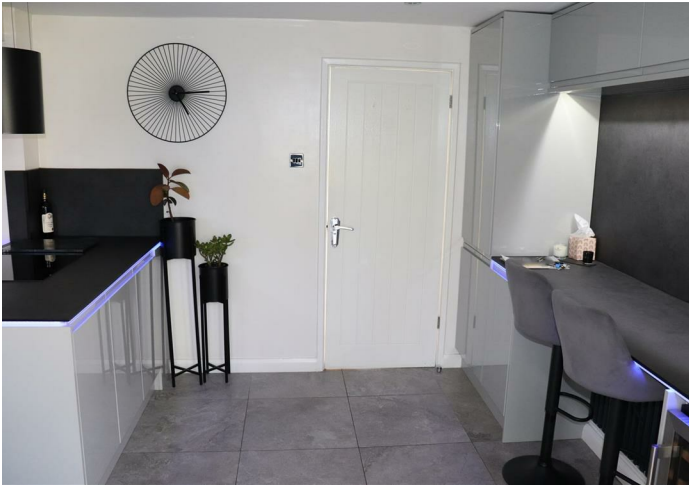


Superb Open Plan Kitchen



Superb Open Plan Kitchen

16 Linley Wood Road, Aldridge



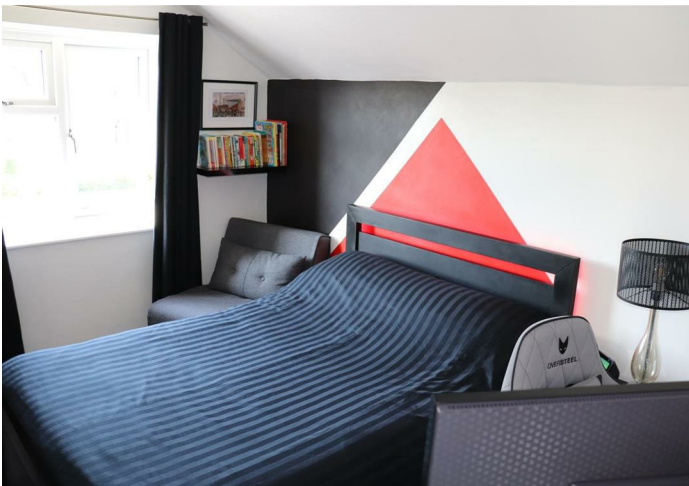
Superb Open Plan Kitchen



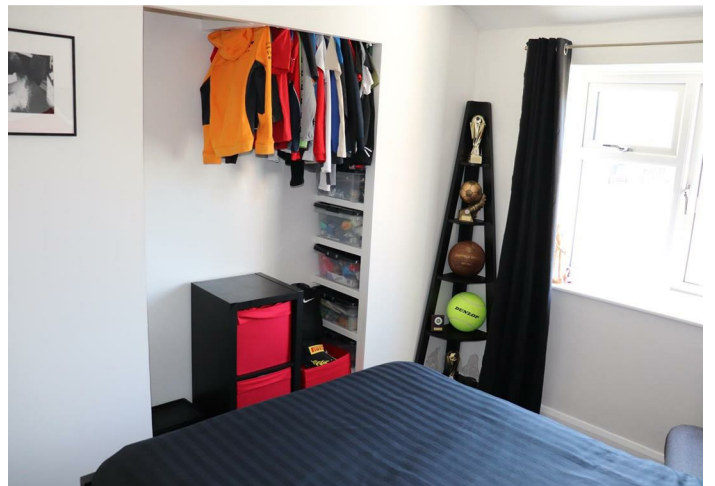
First Floor Landing



Bedroom One



Bedroom Two



16 Linley Wood Road, Aldridge



Bedroom Three



Luxury Bathroom



Luxury Bathroom



Landscaped Rear Garden



Rear Elevation



Front Elevation

16 Linley Wood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious and tastefully presented, extended detached family residence that is situated 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 a gas central heating system and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

composite entrance door, tiled floor and ceiling light point.

RECEPTION HALL

PVCu double glazed door to front elevation, tiled floor, ceiling light point and central heating radiator.

GUEST CLOAKROOM

wc, vanity wash hand basin with storage cupboard below, tiled floor with underfloor heating, ceiling light point and extractor fan.

LOUNGE

4.47m x 3.51m (14'8 x 11'6)

sliding patio door leading to the extended dining area, feature fireplace with multi-fuel log burner, three wall light points, central heating radiator and being open plan to:

STUDY/SNUG

3.51m x 3.05m (11'6 x 10')

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

SUPERB OPEN PLAN DINING/KITCHEN

FAMILY DINING EXTENSION AREA

5.33m x 3.02m (17'6 x 9'11)

PVCu double glazed sliding patio doors lead to the rear garden, PVCu double glazed window to side, two roof light windows, tiled floor with underfloor heating and modern central heating radiator.

16 Linley Wood Road, Aldridge

LUXURY FITTED KITCHEN AREA

4.88m x 3.05m (16' x 10')

PVCu double glazed window to rear elevation, tiled floor, ceiling spotlights, central heating radiator, range of luxury fitted white and grey high gloss wall, base units and drawers, breakfast bar, working surfaces with inset stainless steel sink having 'Quooker' tap providing, hot, cold, boiling and sparkling water, ambient LED lighting, built in 'Zanussi' electric oven and second oven/air fryer, induction hob with extractor over and integrated wine cooler.

UTILITY

1.85m x 1.45m (6'1 x 4'9)

space and plumbing for washing machine, space for fridge/freezer, ceiling light point, tiled floor and storage cupboard off housing dishwasher.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and access to partially boarded loft.

BEDROOM ONE

3.86m x 3.40m (12'8 x 11'2)

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

BEDROOM TWO

3.66m x 2.51m min (12' x 8'3 min)

PVCu double glazed window to front elevation, ceiling light point, central heating radiator and recessed storage/hanging space.

BEDROOM THREE

2.74m x 2.11m (9' x 6'11)

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

LUXURY BATHROOM

3.05m x 2.44m (10' x 8')

two PVCu double glazed frosted windows to side elevation, free standing claw foot bath with side mixer tap and shower attachment fitted, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, wc, heated towel rail, tiled walls, ceiling light point, extractor fan and airing cupboard off.

OUTSIDE

GARAGE

4.88m x 2.95m (16' x 9'8)

electric roller door, PVCu double glazed window to side, light and water tap.

FORE GARDEN

'Creteprint' driveway providing ample off road parking, attractive borders and shrubs and outside lighting.

LANDSCAPED SOUTH EAST FACING REAR GARDEN

lawn, well stocked and attractive borders, trees and shrubs, gavelled patio area, useful shed and wood store, timber fencing, outside lighting and COVERED SIDE ACCESS/STORAGE.

GENERAL INFORMATION

16 Linley Wood Road, Aldridge

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.

16 Linley Wood Road, Aldridge



GROUND FLOOR



1ST FLOOR

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		