

CHRIS FOSTER & Daughter

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17 Elmdale Drive, Aldridge, WS9 8LQ Guide Price £399,950

A particularly spacious, extended and well presented four bedroom semi detached family residence occupying an excellent position in this highly sought after residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Superb Extended Dining/Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Master with En Suite Shower Room * Family Bathroom * Garage & Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



17 Elmdale Drive, Aldridge



Lounge



Lounge



Superb Dining/Kitchen



Superb Dining/Kitchen



17 Elmdale Drive, Aldridge



Superb Dining/Kitchen



Utility



Guest Cloakroom



Bedroom One



Bedroom One



17 Elmdale Drive, Aldridge



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

17 Elmdale Drive, Aldridge



Bathroom



Landscaped Rear Garden



Landscaped Rear Garden



Rear Elevation

17 Elmdale Drive, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, extended and extremely well presented semi detached family residence, that is located in a highly sought after residential location within easy reach of local amenities at Lazy Hill and further afield at 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 windows to front elevation and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, central heating radiator, ceiling light point, and under stairs storage cupboard off.

LOUNGE

4.42m x 3.86m (14'6 x 12'8)

PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, laminate floor covering, ceiling light point, two wall light points and central heating radiator.

SUPERB EXTENDED DINING/KITCHEN

5.79m x 4.65m (19'0 x 15'3)

PVCu double glazed window and bi-fold doors lead to the rear gardens, three roof light windows, central heating radiator, under stairs storage cupboard off, ceiling light point and additional ceiling spotlights, space for table and chairs, range of luxury fitted white, high gloss wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over providing hot, cold and boiling water, built in "Stoves" double oven and grill, integrated microwave and dishwasher, central island incorporating breakfast bar and additional units and drawers below.

UTILITY

2.44m x 2.16m (8'0 x 7'1)

PVCu double glazed door to the rear elevation, central heating radiator, ceiling light point, fitted wall unit, space for fridge/freezer and washing machine and access to the garage.

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GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation,, WC, wash hand basin, ceiling light point and wall mounted "Vaillant" central heating boiler.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

6.05m x 2.18m (19'10 x 7'2)

PVCu double glazed window to front elevation, laminate floor covering, range of fitted wardrobes, central heating radiator and two ceiling light points.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, heated towel rail, ceiling light point and extractor fan.

BEDROOM TWO

3.53m x 3.20m (11'7 x 10'6)

PVCu double glazed window to front elevation, built in wardrobe, laminate floor covering, central heating radiator, ceiling light point and additional storage cupboard off.

BEDROOM THREE

3.45m x 3.05m (11'4 x 10'0)

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

BEDROOM FOUR

2.64m x 2.46m (8'8 x 8'1)

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

FAMILY BATHROOM

PVCu double glazed window to front elevation, panelled bath having mixer tap and shower attachment over, tiled surround, pedestal wash hand basin, WC, chrome heated towel rail and ceiling light point.

OUTSIDE

GARAGE

5.05m x 2.24m (16'7 x 7'4)

with electric roller door to front and light point.

FORE GARDEN

having artificial lawn, tarmacadam driveway providing off road parking and security light.

LANDSCAPED REAR GARDEN

paved patio area, artificial lawn, side borders, trees and shrubs, security light and useful 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.

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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 