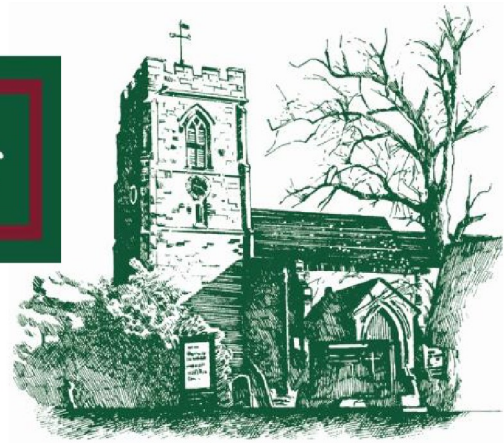


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 83 Station Road, Aldridge, WS9 0BW Guide Price £235,000

A deceptively spacious characterful Victorian semi detached residence conveniently situated in this popular residential location close to local amenities.

\* Fully Enclosed Porch \* Through Lounge/Dining Room \* Breakfast Room \* Modern Fitted Kitchen \* 2 Double Bedrooms \* Bathroom \* Good Sized Rear Garden \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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





## 83 Station Road, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Breakfast Room



Modern Fitted Kitchen



# 83 Station Road, Aldridge



Modern Fitted Kitchen



First Floor Landing



Bedroom One



Bathroom



Bathroom



Rear Garden

## 83 Station Road, Aldridge



Rear Garden



Rear Elevation

# 83 Station Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious characterful Victorian semi detached residence, that is conveniently situated in this popular residential location close to local amenities

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 double opening doors to front elevation.

## **THROUGH LOUNGE/DINING ROOM**

7.39m x 3.43m (24'3 x 11'3)

PVCu double glazed bay window to front elevation with built in window seat, PVCu double glazed window to rear, feature fireplace with gas fire fitted, additional feature fireplace to dining area with ornamental cast iron insert, two central heating radiators, two ceiling light points and dado rail.

## **BREAKFAST ROOM**

3.30m x 1.98m (10'10 x 6'6)

PVCu double glazed window to side elevation, ornamental cast iron fireplace, central heating radiator, ceiling light point, picture rail, panelled ceiling and storage cupboard off.

## **MODERN FITTED KITCHEN**

6.32m x 1.91m (20'9 x 6'3)

PVCu double glazed windows to rear and side elevations, PVCu double glazed door to rear gardens, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven and gas hob with extractor canopy over, space and plumbing for washing machine, integrated fridge/freezer, wall mounted 'Worcester' central heating boiler, ceiling spotlights and central heating radiator.

## **FIRST FLOOR LANDING**

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

# 83 Station Road, Aldridge

## **BEDROOM ONE**

4.27m x 3.66m (14' x 12')

two PVCu double glazed windows to front elevation, fitted wardrobes, ceiling light point, two wall light points and central heating radiator.

## **BEDROOM TWO**

3.61m x 3.61m (11'10 x 11'10)

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

## **BATHROOM**

PVCu double glazed window to rear elevation, corner bath, separate shower enclosure, pedestal wash hand basin, wc, half tiled walls, ceiling light point and central heating radiator.

## **OUTSIDE**

### **FORE GARDEN**

brick boundary wall with wrought iron inserts and gate and raised floral bed.

### **GOOD SIZE REAR GARDEN**

shared side access, courtyard, outside light and tap, patio area, block paved pathway, lawn, mature well stocked borders, trees and shrubs, greenhouse and 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 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.



# 83 Station Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC