

CHRIS FOSTER & Daughter

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14 Eastfield Close, Aldridge, WS9 8ZB Guide Price £295,000

A modern well presented mid town house residence occupying a quiet cul-de-sac position on this sought after development close to Aldridge village centre.

* Reception Hall * Through Lounge/Dining Room * Fitted Kitchen * Guest Cloakroom * Three Bedrooms * Master with En Suite Shower Room * Bathroom * Integral Garage * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



14 Eastfield Close, Aldridge



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



Guest Cloakroom

14 Eastfield Close, Aldridge



Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

14 Eastfield Close, Aldridge



Bedroom Three



Bathroom



Rear Garden

14 Eastfield Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this modern, well presented, mid town house residence that occupies a quiet cul-de-sac position on this sought after development close to 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:

RECEPTION HALL

having entrance door, laminate floor covering, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.49m x 3.96m max (24'7 x 13'0 max)

PVCu double glazed bow window to front elevation, PVCu double glazed bay window to rear, laminate floor covering, two central heating radiators, two ceiling light points and under stairs storage cupboard off.

FITTED KITCHEN

3.43m x 2.44m (11'3 x 8'0)

PVCu double glazed window to rear elevation, door leading to the rear gardens, laminate floor covering, range of fitted wall, base units and drawers, workings surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Neff" electric oven and gas hob with extractor canopy over, space and plumbing for washing machine and slimline dishwasher, breakfast bar, fluorescent strip light, laminate floor covering and central heating radiator.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, WC, wash hand basin, central heating radiator, laminate floor covering and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.33m x 2.97m (10'11 x 9'9)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point, dressing area with built in wardrobes and access to:

14 Eastfield Close, Aldridge

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure, pedestal wash hand basin, WC, laminate floor covering, ceiling light point, central heating radiator and extractor fan.

BEDROOM TWO

2.95m x 2.44m (9'8 x 8'0)

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

BEDROOM THREE

2.95m x 1.98m (9'8 x 6'6)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround, pedestal wash hand basin, WC, laminate floor covering, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

INTEGRAL GARAGE

5.08m x 2.46m (16'8 x 8'1)

up and over door to front, fluorescent strip light and access to the kitchen.

FORE GARDEN

tarmacadam driveway providing off road parking, lawn and shrubs.

REAR GARDEN

being mainly paved with rear shrubbed area and timber fencing.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	88
(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