

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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



159 Longwood Road, Aldridge, WS9 0TB **Guide Price £695,000**

A most deceptively spacious, individually designed, split level detached family residence occupying an excellent position in this highly sought after location with open aspect to rear, yet remaining within easy reach of local amenities.

* Extremely Well Presented * Fully Enclosed Porch * Reception Hall * Impressive Lounge/Dining Room * Sitting Room * Sun Lounge * Luxury Fitted Breakfast/Kitchen * Utility/Second Kitchen * Luxury Bathroom * Separate Shower Room * Garage & Extensive Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band E
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



159 Longwood Road, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Luxury Breakfast/Kitchen



159 Longwood Road, Aldridge



Luxury Breakfast/Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

159 Longwood Road, Aldridge



Luxury Bathroom



Sitting Room



Sun Lounge/Breakfast Room

159 Longwood Road, Aldridge



Utility



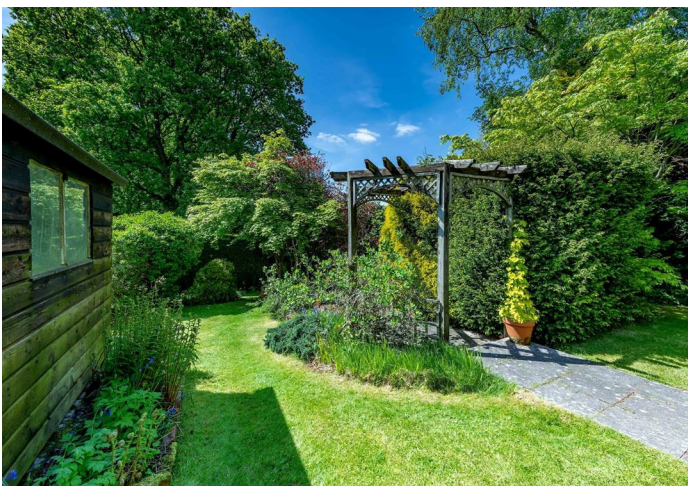
Shower Room



Balcony



Landscaped Garden



Landscaped Garden



Rear Elevation

159 Longwood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this most deceptively spacious and individually designed split level detached family residence that occupies an excellent position in this highly sought after residential location with open aspect to rear. The property is 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.

This extremely well presented 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 the front elevation, tiled floor and ceiling light point.

RECEPTION HALL

PVCu double glazed entrance door, two central heating radiators, three ceiling light points, dado rail, cloaks cupboard off and access to loft via drop down ladder with light and power.

IMPRESSIVE LOUNGE/DINING ROOM

10.54m x 3.63m (34'7 x 11'11)

PVCu double glazed window to side elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, dado rail and PVCu double glazed double opening doors leading to:

BALCONY

having views over the landscaped garden to the rear, hot and cold water supply and steps leading down to the gardens.

LUXURY FITTED BREAKFAST/KITCHEN

6.48m x 2.97m (21'3 x 9'9)

PVCu double glazed door and window to rear elevation, additional PVCu double glazed window to side, range of luxury fitted wall, base units and drawers, additional pan drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, integrated fridge and dishwasher, slide out bin and recycling storage, space for additional appliances, tiled floor, ceiling spotlights, central heating radiator, display lighting and wall mounted "Alpha" central heating boiler housed in matching unit.

159 Longwood Road, Aldridge

BEDROOM ONE

5.05m x 3.63m (16'7 x 11'11)

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

BEDROOM TWO

4.42m x 3.63m (14'6 x 11'11)

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

BEDROOM THREE

3.66m x 3.63m (12'0 x 11'11)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and dado rail.

LUXURY BATHROOM

3.81m x 3.00m max (12'6 x 9'10 max)

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, separate shower enclosure, vanity wash hand basin with storage cupboard and drawers below, WC, tiled walls and floor, two chrome heated towel rails, ceiling spotlights and extractor fan.

LOWER GROUND FLOOR

SITTING ROOM

10.19m x 4.11m max (33'5 x 13'6 max)

two ceiling light points, central heating radiator, understairs storage cupboard off and two sets of double opening doors leading to:

SUN LOUNGE/BREAKFAST ROOM

4.72m x 2.82m (15'6 x 9'3)

PVCu double glazed double opening doors and windows to the rear elevation, central heating radiator and two wall light points.

UTILITY/SECOND KITCHEN

2.62m x 2.44m (8'7 x 8'0)

PVCu double glazed window to rear elevation, range of fitted wall and base units, working surfaces with inset stainless steel single drainer sink having mixer tap over, tiled walls, space and plumbing for washing machine, space for tumble dryer, central heating radiator, ceiling light point and extractor fan.

MODERN SHOWER ROOM

2.62m x 2.44m (8'7 x 8'0)

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

OUTSIDE

GARAGE

5.18m x 2.74m (17'0 x 9'0)

up and over door to front, PVCu double glazed window to rear, cold water tap, light and power.

159 Longwood Road, Aldridge

FORE GARDEN

having block paved frontage providing extensive off road parking, floral displays, outside lighting and gated access to both sides of the property lead to:

GOOD SIZED LANDSCAPED REAR GARDEN

block paved patio, outside tap, twin lawns with attractive well stocked borders, trees and shrubs, steps lead to additional area with further lawns, mature borders, useful shed and further paved area with ornamental pond and outside power supply, additional side courtyard with gated access to the front and space for a further shed.

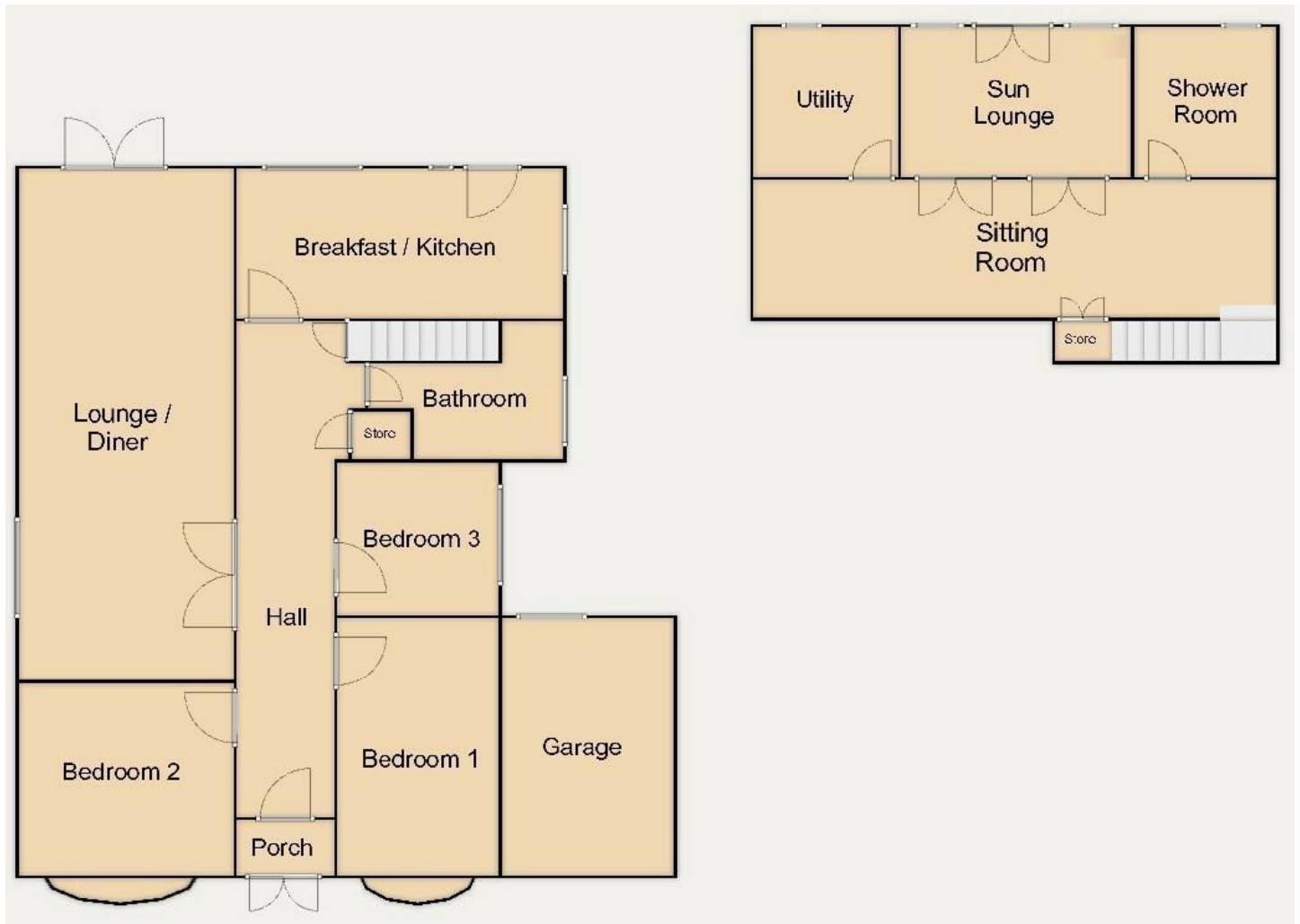
GENERAL INFORMATION

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.

159 Longwood Road, Aldridge



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	