

CHRIS FOSTER & Daughter

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70 Walsall Road, Aldridge, WS9 0JW Guide Price £329,950

A deceptively spacious, extended detached bungalow residence occupying a convenient position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Extended Lounge/Dining Room * Sun Lounge * Fitted Breakfast/Kitchen * 2 Bedrooms * Shower Room * Side Garage/Utility * Ample Off Road Parking * Good Size Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



70 Walsall Road, Aldridge



Fitted Breakfast/Kitchen



Extended Lounge/Dining Room



Extended Lounge/Dining Room

70 Walsall Road, Aldridge



Extended Lounge/Dining Room



Extended Lounge/Dining Room



Sun Lounge



Sun Lounge



Bedroom One

70 Walsall Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Shower Room



Side Garage/Utility



Rear Garden

70 Walsall Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious, extended detached bungalow residence that occupies a convenient position in this 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

PVCu double glazed door and window to front elevation, laminate floor covering, wall light point and PVCu double glazed door leading to:

FITTED BREAKFAST/KITCHEN

3.96m x 3.43m (13' x 11'3)

two PVCu double glazed windows to front elevation, tiled floor, central heating radiator, ceiling spotlights, range of 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 hob with stainless steel extractor canopy over, space for fridge and rear lobby with loft access leading to:

EXTENDED LOUNGE/DINING ROOM

7.34m x 4.88m max (24'1 x 16' max)

PVCu double glazed picture window to rear elevation, feature fireplace with pebble effect gas fire fitted, three central heating radiators, ceiling light point and four wall light points. laminate floor covering and PVCu double glazed patio door leading to:

SUN LOUNGE

3.53m x 2.92m (11'7 x 9'7)

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

BEDROOM ONE

4.34m x 3.33m (14'3 x 10'11)

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

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BEDROOM TWO

3.45m x 2.44m (11'4 x 8')

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

SHOWER ROOM

2.44m x 1.93m (8' x 6'4)

PVCu double glazed frosted window to side elevation, walk-in shower enclosure, vanity wash hand basin with storage cupboard and drawers below, wc, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

SIDE GARAGE/UTILITY

7.92m x 2.21m (26' x 7'3)

double opening doors to front, access to the kitchen and sun lounge, working surface with tiled splashback and inset single drainer sink having mixer tap over, fitted base units below, space and plumbing for washing machine, wall mounted 'Worcester' central heating boiler, skylight window and fluorescent strip light.

OUTSIDE

FORE GARDEN

block paved frontage providing off road parking for four vehicles having brick boundary wall with feature wrought iron inserts and outside lighting.

GOOD SIZE REAR GARDEN

paved patio area, lawn with well stocked borders, trees and shrubs.

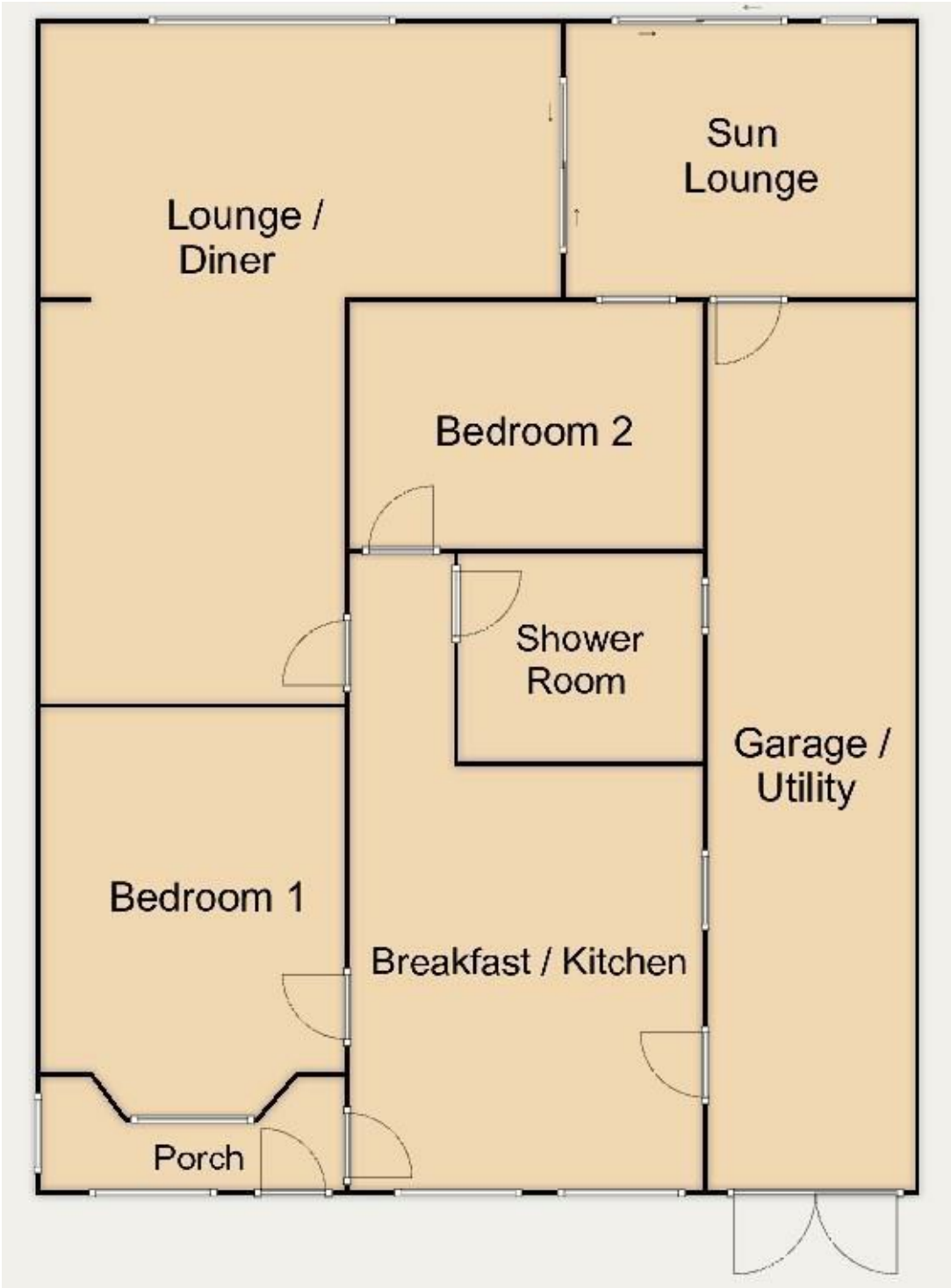
GENERAL INFORMATION

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.

70 Walsall 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		