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16 Seven Acres, Aldridge, WS9 0EY
Guide Price £460,000

A spacious extended traditional style semi detached family residence occupying an excellent position in this highly sought after residential cul-de-sac within easy reach of local amenities.

* Canopy Porch * Reception Hall * Lounge/Sitting Room * Luxury Fitted Dining/Kitchen * Utility/Side Access * Guest Cloakroom * Four Bedrooms * Luxury Bathroom * Off Road Parking * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band D
Local Authority - Walsall

The Property Ombudsman

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16 Seven Acres, Aldridge

Lounge / Sitting Room

Lounge / Sitting Room

Luxury Kitchen / Diner

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Luxury Kitchen / Diner

Guest Cloakroom

Bedroom One

Bedroom Two

Bedroom Three

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Bedroom Four

Luxury Bathroom

Rear Garden

Rear Elevation

16 Seven Acres, Aldridge

An internal inspection is essential to begin to fully appreciate this spacious, well presented, extended traditional style semi detached family residence that occupies an excellent position in this highly sought after residential cul-de-sac 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:

RECEPTION HALL
having PVCu double glazed frosted door to front elevation, ceiling light point, central heating radiator, under stair storage cupboard off and hardwood flooring.

LOUNGE / SITTING ROOM

LOUNGE AREA
5.44m x 3.81m (17'10 x 12'06)
having PVCu double glazed window to front elevation, two wall lights, ceiling coving, central heating radiator, feature log burner and hardwood flooring.

SITTING AREA
4.57m x 3.12m (15'00 x 10'03)
having PVCu double glazed door to side elevation and window to rear elevation, ceiling light/fan, central heating radiator and laminate flooring.

LUXURY FITTED DINING/KITCHEN

KITCHEN AREA
3.43m x 3.35m (11'03 x 11'00)
having PVCu double glazed window to rear elevation, two ceiling light points, plinth lighting and under cabinet lighting, range of fitted wall, base units and drawers, working surfaces with inset bowl and half drainer sink having mixer tap over, range oven included having extractor canopy over, built in microwave, fridge and dishwasher, breakfast bar and tiled flooring.

DINING AREA
4.29m x 3.02m (14'01 x 9'11)
having PVCu double glazed frosted door to and PVCu double glazed window to side elevation, ceiling light point, central heating radiator and laminate flooring.

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SIDE ACCESS / UTILITY
7.26m x 1.30m (23'10 x 4'03)
having doors to front and rear elevation, two wall lights, working surface with inset stainless steel drainer sink having mixer tap over, space and plumbing for washing machine, tumble dryer and freezer.

GUEST CLOAKROOM
having window to side elevation, ceiling light point, WC, vanity unit wash hand basin having mixer tap over, wall mounted 'Baxi' central heating boiler and laminate flooring.

FIRST FLOOR LANDING
having PVCu double glazed window to front elevation and two ceiling light points.

BEDROOM ONE
3.68m x 3.43m (12'01 x 11'03)
having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobes and laminate flooring.

BEDROOM TWO
3.78m x 2.95m (12'05 x 9'08)
having PVCu double glazed window to rear elevation, ceiling light/fan, central heating radiator and laminate flooring.

BEDROOM THREE
3.81m x 2.39m (12'06 x 7'10)
having PVCu double glazed window to front elevation, ceiling light/fan, central heating radiator, storage cupboard off, laminate flooring, and loft access having drop down ladder and two 'Velux' windows.

BEDROOM FOUR
3.07m x 1.98m (10'01 x 6'06)
having PVCu double glazed window to side elevation, ceiling light point, central heating radiator and laminate flooring.

LUXURY BATHROOM
3.05m x 2.08m (10'00 x 6'10)
having PVCu double glazed windows to front and side elevations, two ceiling light points, electric wall heater, freestanding bath having mixer tap over, walk in shower enclosure having thermostatic mixer shower, WC, vanity unit sink having mixer tap over and tiled flooring.

OUTSIDE

FORE GARDEN
having tarmacadam driveway, lawned area with mature shrubs and plants, and security lighting.

REAR GARDEN
having patio seating area, lawned area, mature shrubs and plants with fenced borders, security lighting, greenhouse 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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