

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



26 Dumblederry Lane, Aldridge, WS9 0DH Guide Price £265,000

An extremely well presented modern semi detached family residence situated in this popular residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Conservatory * Modern Fitted Kitchen * Three Bedrooms * Bathroom * Integral Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band C
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



26 Dumblederry Lane, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Conservatory



Modern Fitted Kitchen

26 Dumblederry Lane, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



26 Dumblederry Lane, Aldridge



Bathroom



First Floor Landing



Rear Garden



Rear Garden

26 Dumblederry Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented modern semi detached family residence that is situated within a popular residential location and 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 and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door and frosted window to front elevation, central heating radiator, ceiling light point and under stairs storage cupboard off.

LOUNGE/DINING ROOM

5.36m x 3.10m (17'7 x 10'2)

having feature fireplace with gas coal effect fire fitted, two ceiling light points, two wall light points, central heating radiator and PVCu double glazed double opening doors leading to:

CONSERVATORY

2.79m x 2.51m (9'2 x 8'3)

PVCu double glazed double opening doors and windows to rear elevation, laminate floor covering, ceiling light/fan.

MODERN FITTED KITCHEN

3.23m x 2.44m (10'7 x 8'0)

PVCu double glazed window to rear elevation, range of modern fitted grey high gloss wall, base units and drawers, Quartz working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in "AEG" combination oven, additional "AEG" conventional oven, "AEG" induction hob with extractor canopy over, integrated fridge, space and plumbing for washing machine, laminate floor covering, fluorescent strip light and central heating radiator.

ENCLOSED SIDE ACCESS

having PVCu double glazed doors to the front and rear elevations, light and power points and access to the garage.

26 Dumblederry Lane, Aldridge

FIRST FLOOR LANDING

ceiling light point.

BEDROOM ONE

4.22m x 2.82m (13'10 x 9'3)

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

BEDROOM TWO

4.22m x 2.82m (13'10 x 9'3)

PVCu double glazed window to rear elevation, ceiling light point, central heating radiator and built in airing cupboard off housing the "Worcester" central heating boiler.

BEDROOM THREE

3.81m x 1.78m (12'6 x 5'10)

PVCu double glazed window to front elevation, large built in storage cupboard, central heating radiator and ceiling light point.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric "Mira" shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and storage cupboard off.

OUTSIDE

INTEGRAL GARAGE

5.79m x 2.49m (19'0 x 8'2)

with electric roller door, light and power points.

FORE GARDEN

having double width block paved frontage providing off road parking and outside light.

ATTRACTIVE REAR GARDEN

paved patio area and path, outside tap, security light, shaped lawn, attractive borders, timber deck, additional area to rear with raised beds and storage shed.

GENERAL INFORMATION

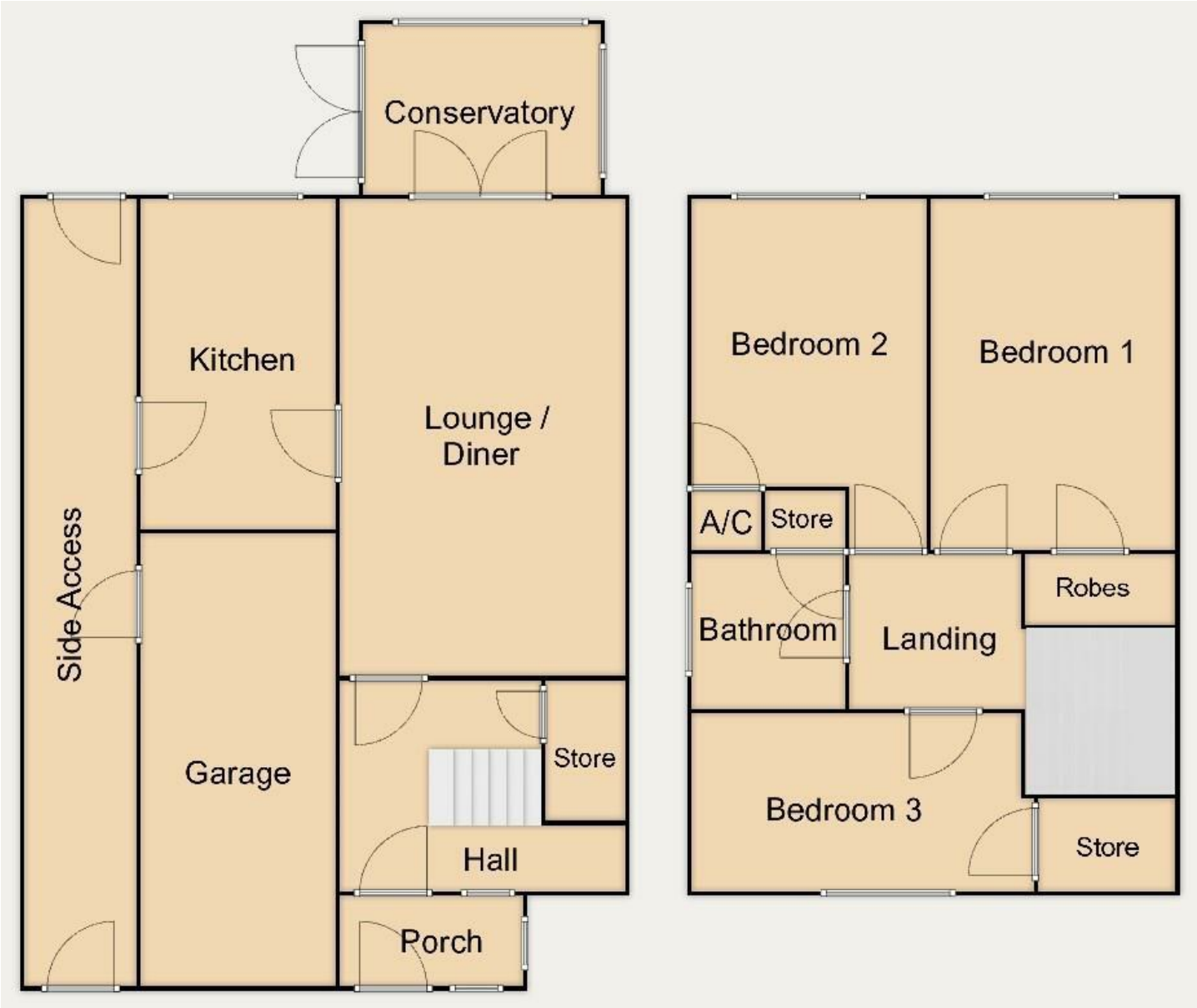
We understand the property is Freehold with vacant possession upon completion.

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.

26 Dumblederry Lane, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	85
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC