

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



9 Norfolk Crescent, Aldridge, WS9 8RF Offers Over £325,000

A particularly spacious semi detached bungalow residence forming part of a self build scheme dating back to the late 1950's that is situated in a sought after location within easy reach of local amenities.

* In Need Of General Modernisation * Fully Enclosed Porch * Reception Hall * Lounge * Fitted Dining/Kitchen * Utility/Side Entry * WC * 3 Bedrooms * Bathroom * Side Garage * Good Sized Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

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



9 Norfolk Crescent, Aldridge



Reception Hall



Lounge



Lounge



Fitted Kitchen



9 Norfolk Crescent, Aldridge



Side Entry/Utility



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

9 Norfolk Crescent, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious, semi detached bungalow residence that is in need of general modernisation. The property forms part of a self build scheme dating back to the late 1950's and is situated in a sought after 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 to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, two wall light points, loft access and cloaks cupboard off.

LOUNGE

5.03m x 4.04m (16'6 x 13'3)

PVCu double glazed bow windows to front and side elevations, feature fireplace with inset coal effect gas fire fitted, central heating radiator and three wall light points.

FITTED DINING/KITCHEN

3.45m x 2.97m (11'4 x 9'9)

PVCu double glazed door and window to side elevation, range of fitted wall, base units and drawers, working surface with tiled surround and inset single drainer sink having mixer tap over, space for cooker with extractor canopy over, central heating radiator, ceiling light point, two additional fluorescent strip lights and walk-in Pantry off.

ENCLOSED SIDE ENTRY/UTILITY

5.05m x 1.78m (16'7 x 5'10)

PVCu double glazed door and window to front elevation and patio door to rear, quarry tiled floor, plumbing for washing machine, wall light point, additional fluorescent strip light and storage cupboard off.

SEPARATE WC

wc, tiled floor, central heating radiator, ceiling light point and wall mounted 'Worcester' central heating boiler.

9 Norfolk Crescent, Aldridge

BEDROOM ONE

3.89m x 3.00m (12'9 x 9'10)

PVCu double glazed windows to rear and side elevations, central heating radiator, ceiling light point, fitted wardrobes and dressing table.

BEDROOM TWO

3.91m x 2.74m (12'10 x 9')

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

BEDROOM THREE

2.95m x 2.24m (9'8 x 7'4)

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

BATHROOM

PVCu double glazed frosted window to front elevation, corner bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, ceiling light point, central heating radiator and extractor fan.

SIDE GARAGE

5.49m 2.44m x 2.44m (18' 8 x 8')

up and over door to front, door and window to side, lights and power.

FORE GARDEN

twin lawns, shrubs and paved path.

REAR GARDEN

paved patio, lawn, side borders, trees and shrubs, outside tap and light.

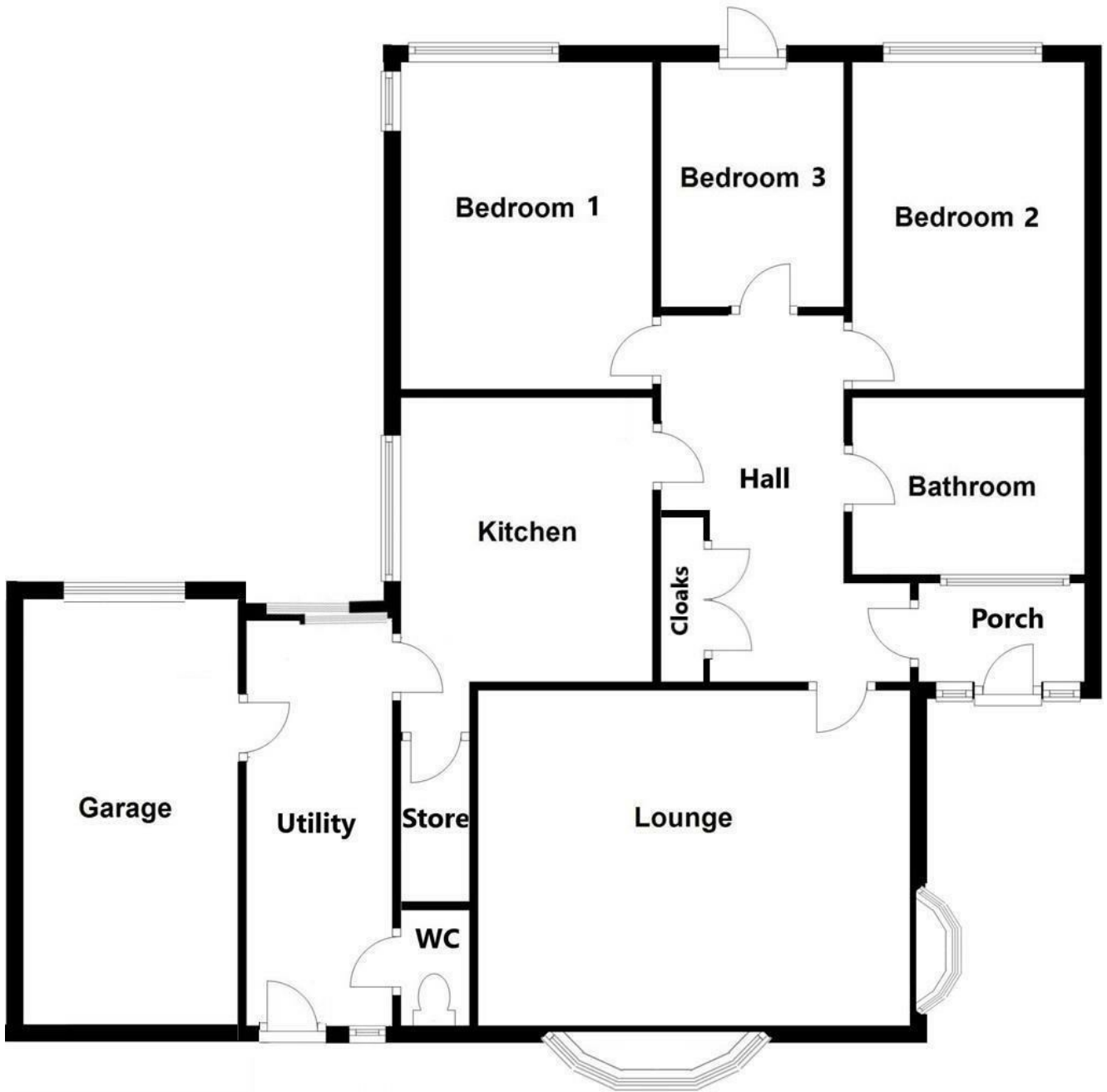
GENERAL INFORMATION

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.

9 Norfolk Crescent, 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 | |