

CHRIS FOSTER & Daughter

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26 Leighswood Avenue, Aldridge, WS9 8AU Guide Price £257,500

A particularly well presented and extended end town house residence occupying an excellent position in this sought after residential location within easy reach of local amenities including Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Extended Kitchen/Diner * Two Bedrooms * Shower Room * Off Road Parking * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



26 Leighswood Avenue, Aldridge



Lounge



Extended Kitchen / Diner



Extended Kitchen / Diner

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Extended Kitchen / Diner



Bedroom One



Bedroom Two



Shower Room

26 Leighswood Avenue, Aldridge



Rear Garden



Rear Elevation

26 Leighswood Avenue, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly well presented and extended end town house residence, that occupies an excellent position in this highly 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

having PVCu double glazed sliding doors to front elevation and double glazed window to side elevation, inset ceiling spotlight and tiled flooring.

RECEPTION HALL

having PVCu double glazed frosted door to front elevation, inset ceiling spotlight and central heating radiator.

LOUNGE

4.75m (into bay) x 3.78m (15'07 (into bay) x 12'05)

having PVCu double glazed bay window to front elevation, ceiling light point, central heating radiator, feature fireplace with electric fire fitted and laminate flooring.

EXTENDED DINING/KITCHEN

KITCHEN AREA

4.75m x 2.16m (15'07 x 7'01)

having PVCu double glazed frosted door and window to side elevation, inset ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with tiled surround, inset stainless steel bowl and half drainer sink having mixer tap over, built in electric single oven and electric hob having stainless steel extractor canopy over, space and plumbing for washing machine and fridge/freezer, tiled flooring, and under stairs storage cupboard access with 'Potterton' central heating combination boiler.

DINING AREA

4.14m x 2.72m (13'07 x 8'11)

having PVCu double glazed windows to rear and side elevations, two ceiling light points, central heating radiator and laminate flooring.

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FIRST FLOOR LANDING

having PVCu double glazed window to side elevation, inset ceiling spotlight and loft access.

BEDROOM ONE

3.76m (plus robes) x 2.92m (12'04 (plus robes) x 9'07)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobes.

BEDROOM TWO

3.30m x 2.72m (10'10 x 8'11)

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

SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, inset ceiling spotlights, heated towel rail, pedestal wash hand basin having mixer tap over, WC, shower enclosure having thermostatic mixer shower fitted, extractor fan and shaver point.

OUTSIDE

FORE GARDEN

having block paved driveway , mature shrubs and plants and fenced border.

REAR GARDEN

having slabbed patio area, lawned area, mature shrubs, plants and trees, fenced borders and two useful sheds.

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.

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