

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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12 Grange Avenue, Aldridge, WS9 8HJ **Guide Price £264,000**

An extremely spacious traditional style semi detached residence benefitting from a two storey side extension, situated in a quiet residential cul-de-sac close to local amenities.

* Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Utility * 3 Good Size Bedrooms * Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



12 Grange Avenue, Aldridge



Lounge



Modern Fitted Dining/Kitchen



Modern Fitted Dining/Kitchen



Utility

12 Grange Avenue, Aldridge



Bedroom One



Bedroom Two



Bedroom Two

12 Grange Avenue, Aldridge



Bathroom



Rear Garden

12 Grange Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended traditional style semi detached residence that is situated in a quiet residential cul-de-sac within easy reach of local amenities at Lazy Hill and 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

composite entrance door and ceiling light point.

LOUNGE

4.11m x 3.66m (13'6 x 12')

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

MODERN FITTED DINING/KITCHEN

7.62m x 2.72m (25' x 8'11)

PVCu double glazed door and two windows to rear elevation, laminate floor covering, three ceiling light points, central heating radiator, range of modern 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 oven, gas hob with stainless steel extractor canopy over, integrated dishwasher and storage pantry off.

UTILITY

2.29m x 1.78m (7'6 x 5'10)

PVCu double glazed window to front elevation, working surface with ample space for appliances below, wall mounted central heating boiler and ceiling light point.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

5.05m max x 2.90m (16'7 max x 9'6)

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

12 Grange Avenue, Aldridge

BEDROOM TWO

5.05m x 2.36m (16'7 x 7'9)

two PVCu double glazed windows to rear elevation, central heating radiator and two ceiling light points.

BEDROOM THREE

3.48m x 2.46m (11'5 x 8'1)

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

BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with mixer tap having shower attachment fitted and tiled surround, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

paved driveway providing off road parking and gated side access leading to:

REAR GARDEN

paved patio area, lawn and outside tap.

ADDITIONAL OFF ROAD PARKING SPACE

approached via Greenwood Road.

GENERAL INFORMATION

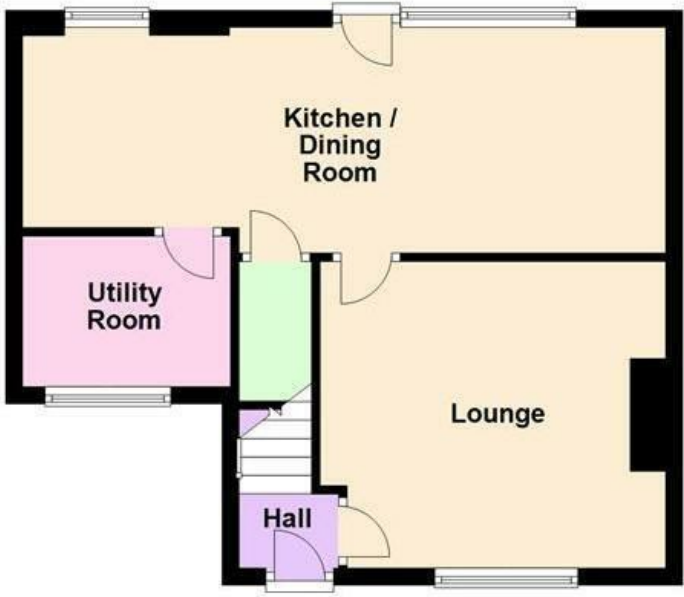
We understand the property is Freehold with vacant possession upon completion.

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.

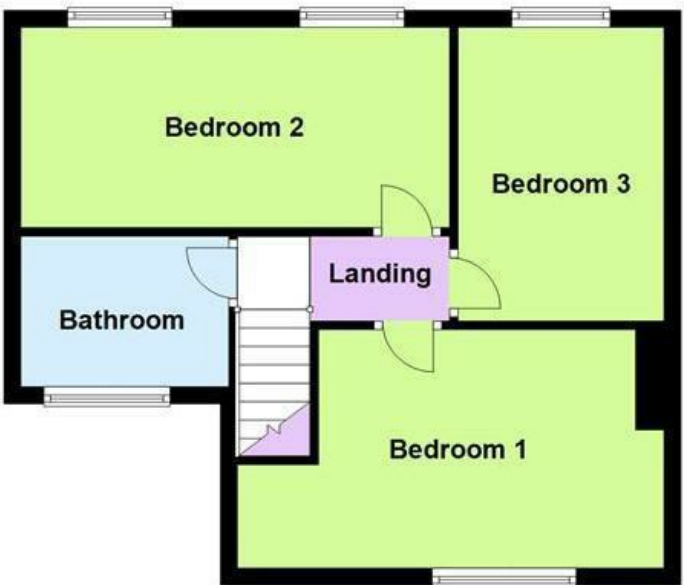
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

12 Grange Avenue, Aldridge

Ground Floor



First Floor



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