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41 The Glades, Aldridge, WS9 8RN Asking Price £315,000

A well planned detached family residence occupying a private corner position in this highly sought after residential cu-de-sac within easy reach of Aldridge village centre.

* Overlooking Green Space to Front * Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * Conservatory * Three Bedrooms * Shower Room * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



41 The Glades, Aldridge



Guest Cloakroom



Lounge



Lounge



Dining/Kitchen



Fitted Dining/Kitchen



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Conservatory



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

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Bedroom Two



Shower Room



Rear Garden



View To Front



Front Elevation

41 The Glades, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well planned detached family residence that occupies a quiet corner position in this highly sought after residential cul-de-sac overlooking attractive green space to front and being 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 sliding patio door to front elevation, tiled floor and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

GUEST CLOAKROOM

frosted window to front elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator and ceiling light point.

LOUNGE

5.26m x 3.86m (17'3 x 12'8)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted and quarry tile hearth, central heating radiator and two wall light points.

FITTED DINING/KITCHEN

4.88m x 3.15m (16'0 x 10'4)

PVCu double glazed sliding patio door to the rear elevation, fluorescent strip light, two wall light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric double oven, separate gas hob with extractor canopy over, wall mounted central heating boiler housed in matching unit, integrated fridge and washing machine and useful pantry off.

CONSERVATORY

3.58m x 2.41m (11'9 x 7'11)

PVCu double glazed door and windows to the rear elevation, tiled floor and two ceiling light points.

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FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.89m x 2.57m (12'9 x 8'5)

PVCu double glazed window to front elevation, fitted wardrobes, dressing table and chest of drawers, central heating radiator and ceiling light point.

BEDROOM TWO

3.12m x 2.84m (10'3 x 9'4)

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

BEDROOM THREE

2.92m x 2.24m (9'7 x 7'4)

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling spotlights, central heating radiator and extractor fan.

OUTSIDE

SIDE GARAGE

5.66m x 2.49m (18'7 x 8'2)

electric roller door to front, light and power.

FORE GARDEN

having tarmacadam driveway providing off road parking for three cars, lawn, side borders and shrubs, outside light and gated side access leads to:

REAR GARDEN

paved patio area, shaped lawn, attractive borders, trees and shrubs, timber fencing, outside tap, light and security light 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.

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

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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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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	65	77
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		