

CHRIS FOSTER & Daughter

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99a Walsall Road, Aldridge, WS9 0AX Guide Price £240,000

An extremely well maintained and presented modern mid town house residence occupying an excellent position in this popular residential location within easy reach of local amenities.

* Canopy Porch * Reception Hall * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * Three Bedrooms * Bathroom * Off Road Parking for 2 Vehicles * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



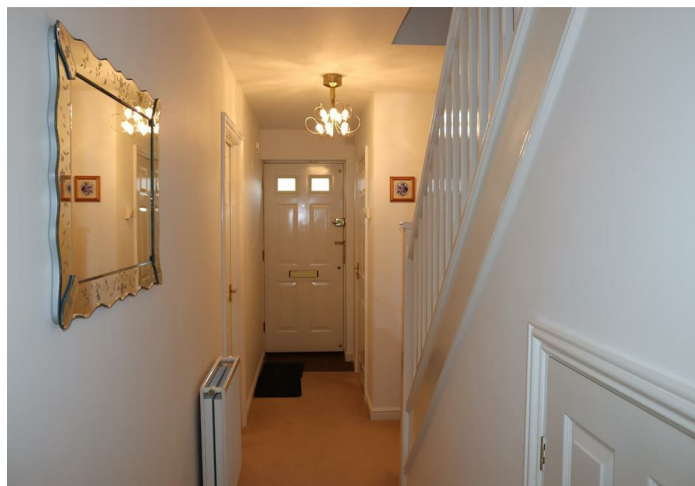
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Company Number: 11253248



99a Walsall Road, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Lounge



Fitted Dining/Kitchen

99a Walsall Road, Aldridge



Fitted Dining/Kitchen



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

99a Walsall Road, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

99a Walsall Road, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented mid town house residence that occupies an excellent position in this sought after residential 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:

CANOPY PORCH

leading to:

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, pedestal wash hand basin, central heating radiator and ceiling light point.

LOUNGE

5.64m x 2.95m (18'6 x 9'8)

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

FITTED DINING/KITCHEN

4.88m x 2.97m (16'0 x 9'9)

PVCu double glazed window and double opening doors leading to the rear elevation, two ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, "Electrolux" oven, separate gas hob with extractor canopy over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer and wall mounted "Ideal" central heating boiler.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.11m x 2.84m (13'6 x 9'4)

triple glazed window to front elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

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BEDROOM TWO

3.38m x 2.84m (11'1 x 9'4)

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

BEDROOM THREE

2.97m x 1.93m (9'9 x 6'4)

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

BATHROOM

2.11m x 1.91m (6'11 x 6'3)

PVCu double glazed frosted window to rear elevation, panelled bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin and WC, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

having brick boundary wall with wrought iron inserts, shrubs and paved path.

REAR GARDEN

having paved patio area and path, pebbled area with inset shrubs, timber fencing, useful shed, outside light and tap, block paved parking space with double opening gates leading to additional block paved parking space.

GENERAL INFORMATION

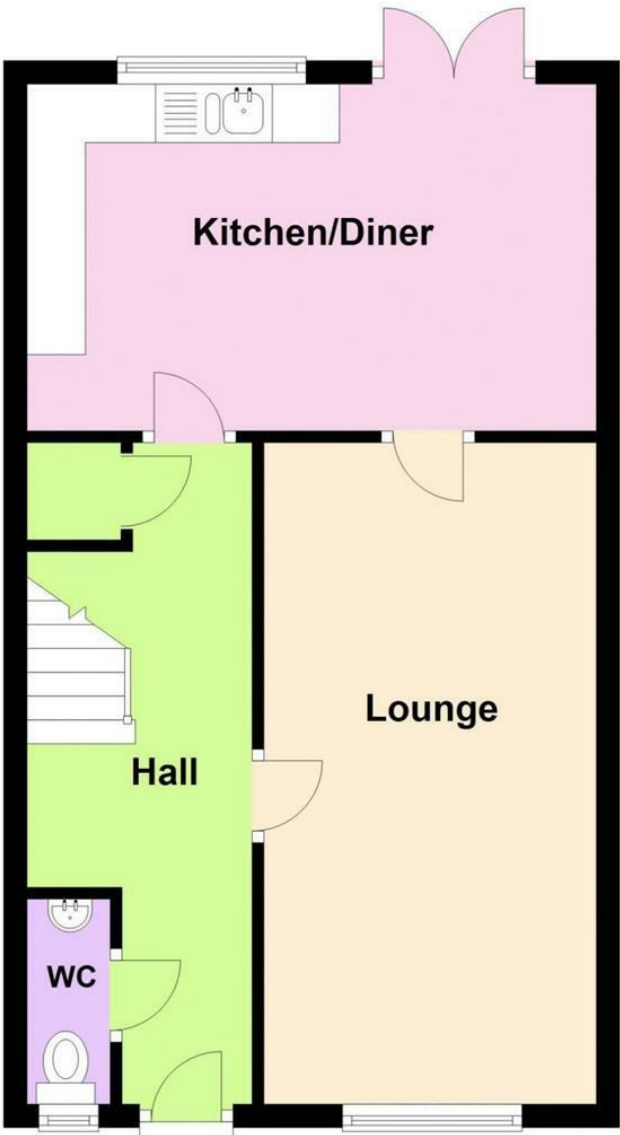
We understand the property is Freehold with vacant possession upon completion.

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.

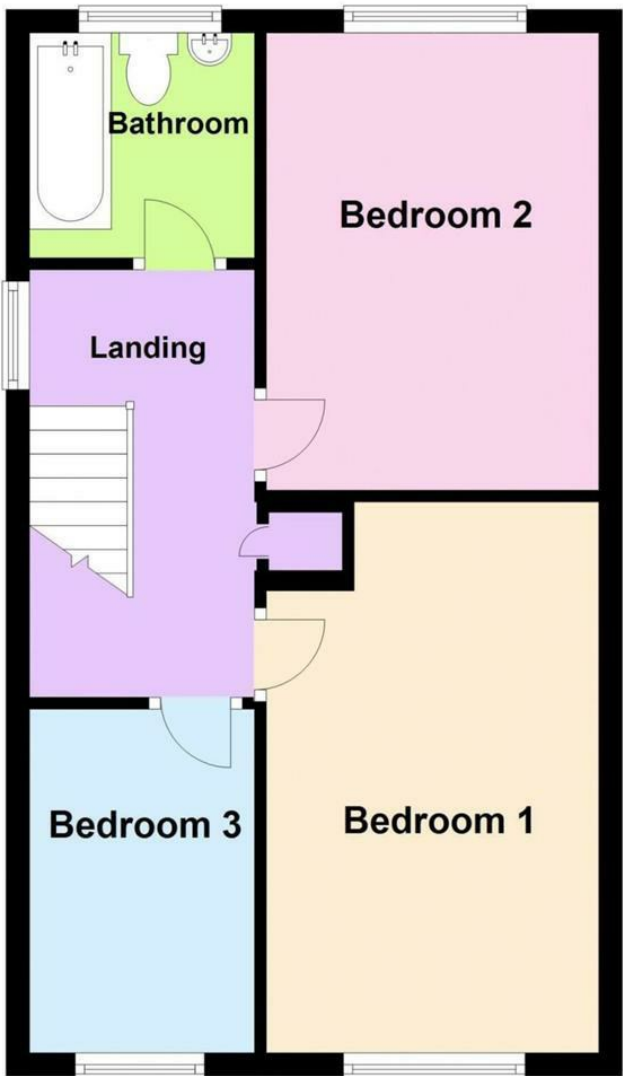
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from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


99a Walsall Road, 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 