

# CHRIS FOSTER & Daughter

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## 26 Brookfield Road, Aldridge, WS9 8JJ Guide Price £269,950

A superbly appointed three bedroom semi detached dormer bungalow that has been extensively improved and extended by the current owner.

\* Fully Enclosed Porch \* Reception Hall \* Impressive Lounge/Dining Room \* Luxury Fitted Kitchen Extension \* Three Bedrooms \* One with En Suite Shower Room \* Principal Luxury Bathroom \* 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 Brookfield Road, Aldridge



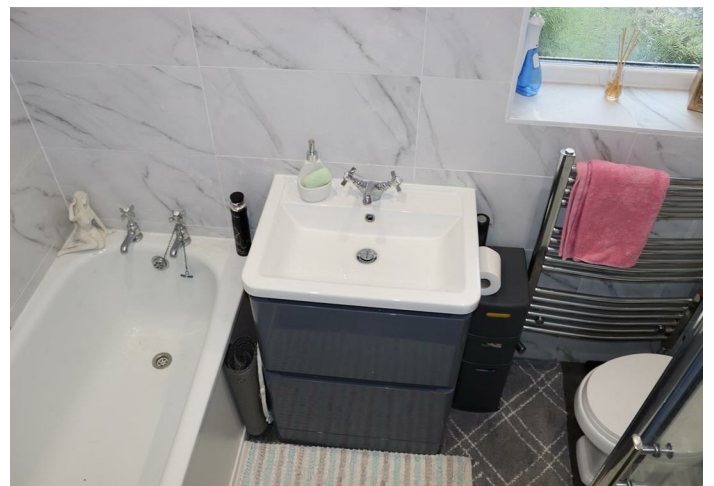
Lounge/Dining Room



Luxury Kitchen



Luxury Kitchen



Bathroom



## 26 Brookfield Road, Aldridge



Bathroom



Bedroom Three



Bedroom Three



En Suite



Bedroom Two



## 26 Brookfield Road, Aldridge



Rear Garden



Rear Garden

# 26 Brookfield Road, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed three bedroom semi detached dormer bungalow that has been refurbished and extended to a high standard throughout by the present owner. The property is situated in a popular and convenient 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 and windows to front elevation.

## **RECEPTION HALL**

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

## **IMPRESSIVE LOUNGE/DINING ROOM**

6.32m x 3.00m (20'9 x 9'10)

PVCu double glazed window to front elevation, additional PVCu double glazed window to side, feature fireplace with modern electric fire fitted, two central heating radiators, ceiling light point, additional ceiling spotlights and double opening doors leading to:

## **LUXURY FITTED KITCHEN EXTENSION**

3.81m x 2.67m (12'6 x 8'9)

PVCu double glazed window to rear elevation, PVCu double glazed doors to both sides, tiled floor, central heating radiator, ceiling spotlights, range of luxury 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 and microwave/combination oven, separate electric hob with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine.

## **INNER LOBBY**

having storage cupboard off and ceiling light point.

## **LUXURY BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, WC, chrome heated towel rail, tiled floor, ceiling spotlights, extractor fan and tiled walls and floor.



# 26 Brookfield Road, Aldridge

## BEDROOM THREE

4.57m x 2.97m (15'0 x 9'9)

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

## LUXURY EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, WC, chrome heated towel rail, tiled walls and floor, ceiling spotlights and extractor fan.

## FIRST FLOOR LANDING

with ceiling light point and airing cupboard off housing the "Worcester" central heating boiler.

## BEDROOM ONE

4.57m x 3.02m (15'0 x 9'11)

PVCu double glazed window to front elevation, fitted wardrobes and shelving, central heating radiator, ceiling light point and under eaves storage.

## BEDROOM TWO

3.81m x 3.07m (12'6 x 10'1)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and under eaves storage.

## OUTSIDE

### FORE GARDEN

having block paved frontage with double opening gates leading to off road parking space and gated side access leading to:

### REAR GARDEN

having paved patio, outside light, power and tap, additional paved area and shrubs, useful shed and summer house.

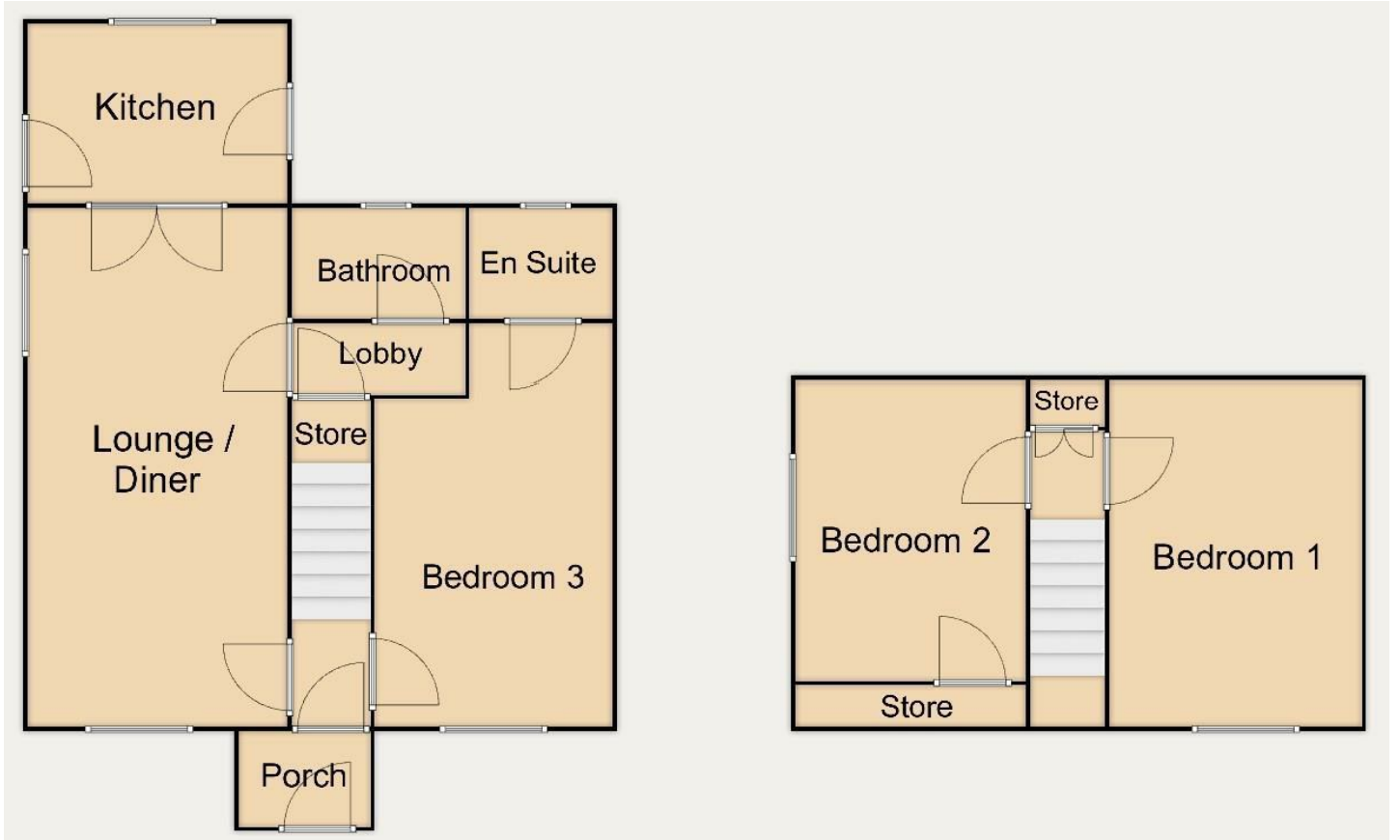
## GENERAL INFORMATION

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.

# 26 Brookfield Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		