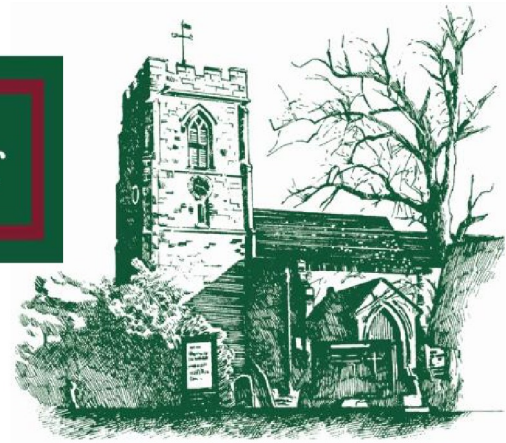


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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35a Portland Road, Aldridge, WS9 8NU Guide Price £360,000

A well presented 3 bedroomed semi detached residence, occupying an excellent position in this highly sought after location overlooking 'The Croft' and being close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Open Plan Through Lounge/Dining Room * Modern Fitted Kitchen * Ground Floor Shower Room * 3 Bedrooms * Modern Bathroom * Storage Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing * Plans Previously Passed For 4th Bedroom Extension Over Garage

Council Tax Band C
Local Authority - Walsall



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



35a Portland Road, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Rear Garden

35a Portland Road, Aldridge

An internal inspection is highly recommended for the discerning purchaser to begin to fully appreciate this well presented semi detached family residence that occupies an excellent position in this highly sought after location overlooking 'The Croft' and being close to 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

having entrance door, wall light point, central heating radiator, open tread staircase to first floor and having open plan access to:

THROUGH LOUNGE/DINING ROOM

7.77m x 3.35m (25'6 x 11')

PVCu double glazed bow window to front elevation, PVCu double glazed patio doors lead to the rear gardens, feature fireplace with gas coal effect fire fitted, two ceiling light points and two central heating radiators.

LUXURY FITTED KITCHEN

4.57m x 2.59m (15' x 8'6)

having two PVCu double glazed windows to rear elevation, PVCu double glazed door to side elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in 'Bosch' electric oven, halogen hob with stainless steel extractor canopy over, integrated dishwasher and fridge, central heating radiator and two ceiling light points.

GROUND FLOOR SHOWER ROOM

having tiled walls, shower area with electric 'Triton' shower fitted, laminate flooring. ceiling light point, extractor fan and wall mounted electric fan heater.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, wall light point and loft access

35a Portland Road, Aldridge

BEDROOM ONE

3.96m x 3.35m (13' x 11')

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

BEDROOM TWO

3.66m x 3.35m (12' x 11')

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

BEDROOM THREE

2.82m x 2.03m (9'3 x 6'8)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, wc, central heating radiator, ceiling light point, ceiling coving, electric shaver socket and Airing Cupboard off housing the 'Baxi' central heating boiler.

STORAGE GARAGE

3.96m x 2.44m (13' x 8')

double opening doors to front elevation, PVCu double glazed window to side elevation and ceiling light point.

FORE GARDEN

having pebbled driveway providing off road parking with side border, shaped lawn and side access leads to:

REAR GARDEN

with paved patio area, lawn, side borders, timber fencing and useful shed.

GENERAL INFORMATION

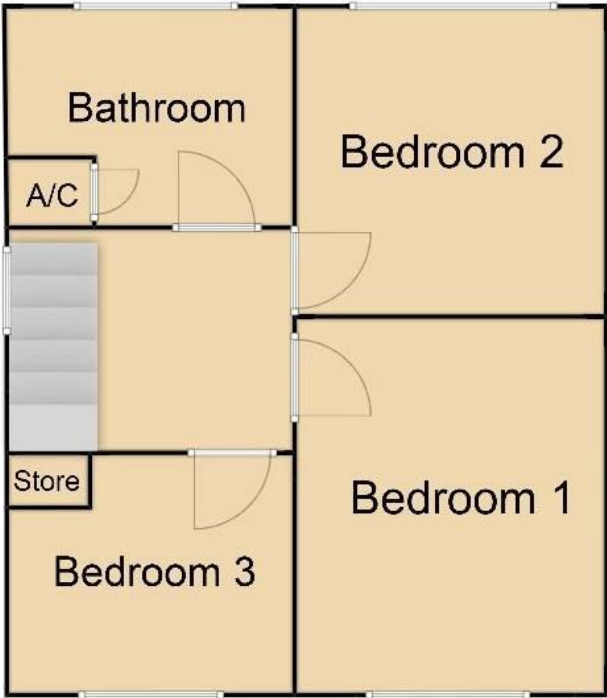
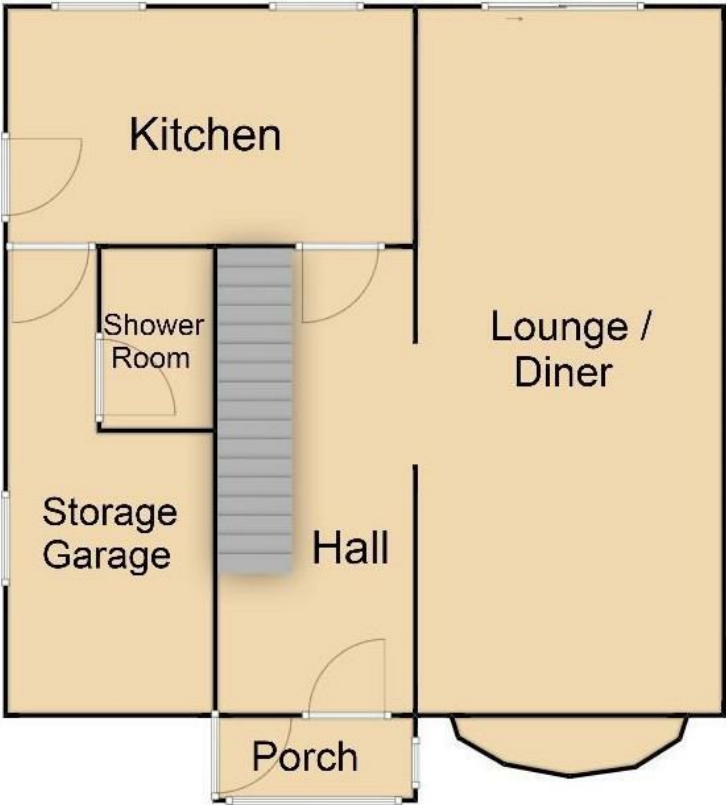
We understand the property is Freehold with vacant possession upon completion.

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 Property Misdescriptions Act 1991 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.

35a Portland Road, Aldridge



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	