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242 Walsall Wood Road, Aldridge, WS9 8HB Guide Price £245,000

A deceptively spacious mid terraced character cottage occupying an excellent position in this highly sought after residential location close to local amenities.

* Canopy Porch * Reception Hall * Lounge * Dining Room * Conservatory * Fitted Kitchen * Utility * Ground Floor Shower Room * Three Bedrooms * Bathroom * Additional WC * Garage To Rear * Gas Central Heating System * Majority PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
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Company Number: 11253248



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Reception Hall



Lounge



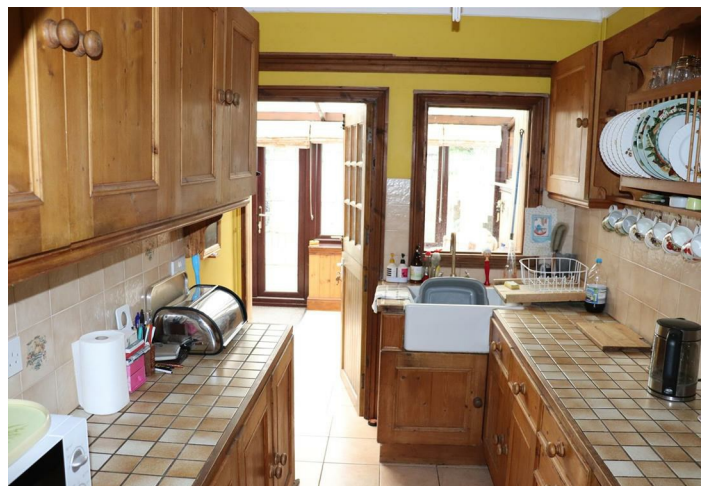
Lounge



Dining Room



Dining Room



Fitted kitchen

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Fitted Kitchen



Conservatory



Utility



Ground Floor Shower Room



Bedroom One



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Bedroom Two



Bathroom



Bedroom Three



Additional WC



Detached Garage and Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious, three storey mid terraced character cottage that occupies an excellent position in this highly sought after residential location close to local amenities at Lazy Hill and further afield 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 majority PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

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

LOUNGE

3.91m x 3.12m (12'10 x 10'3)

having rustic brick fireplace, laminate floor covering, central heating radiator, ceiling light point, double opening doors leading to the conservatory and double opening, interconnecting doors leading to:

DINING ROOM

3.66m x 3.38m (12'0 x 11'1)

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

FITTED KITCHEN

3.00m x 2.01m (9'10 x 6'7)

window to rear elevation, range of fitted wall, base units and drawers, tiled working surfaces with tiled surrounds, "Belfast" style sink, space for cooker, ceiling light point and stable style door leading to:

CONSERVATORY

3.91m x 2.51m (12'10 x 8'3)

PVCu double glazed double opening doors and windows to rear, tiled floor, wall light point and central heating radiator.

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UTILTIY

3.15m x 1.17m (10'4 x 3'10)

tiled floor, space and plumbing for washing machine, central heating radiator, fluoescent strip light, storage loft and storage cupboard off.

GROUND FLOOR SHOWER ROOM

frosted window to side elevation, tiled shower enclosure with electric "Triton" shower fitted, wash hand basin, WC and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.66m x 3.38m (12'0 x 11'1)

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

BEDROOM TWO

3.96m x 3.15m (13'0 x 10'4)

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

BATHROOM

3.00m x 2.06m (9'10 x 6'9)

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

SECOND FLOOR LANDING

with ceiling light point.

BEDROOM THREE

3.76m x 2.59m (12'4 x 8'6)

two roof light windows to rear elevations and one to front elevation, built in wardrobe, two ceiling light points, central heating radiator and under eaves storage.

WC

with WC, wash hand basin, light point and extractor fan.

OUTSIDE

FORE GARDEN

having lawn, side borders, hedged boundary and paved path.

REAR GARDEN

paved courtyard, lawned and gravelled areas, shrubs, timber shed and additional brick built summer house that provides potential for a home office/work space or leisure purposes. Shared driveway gives access to:

DETACHED GARAGE TO REAR

GENERAL INFORMATION

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

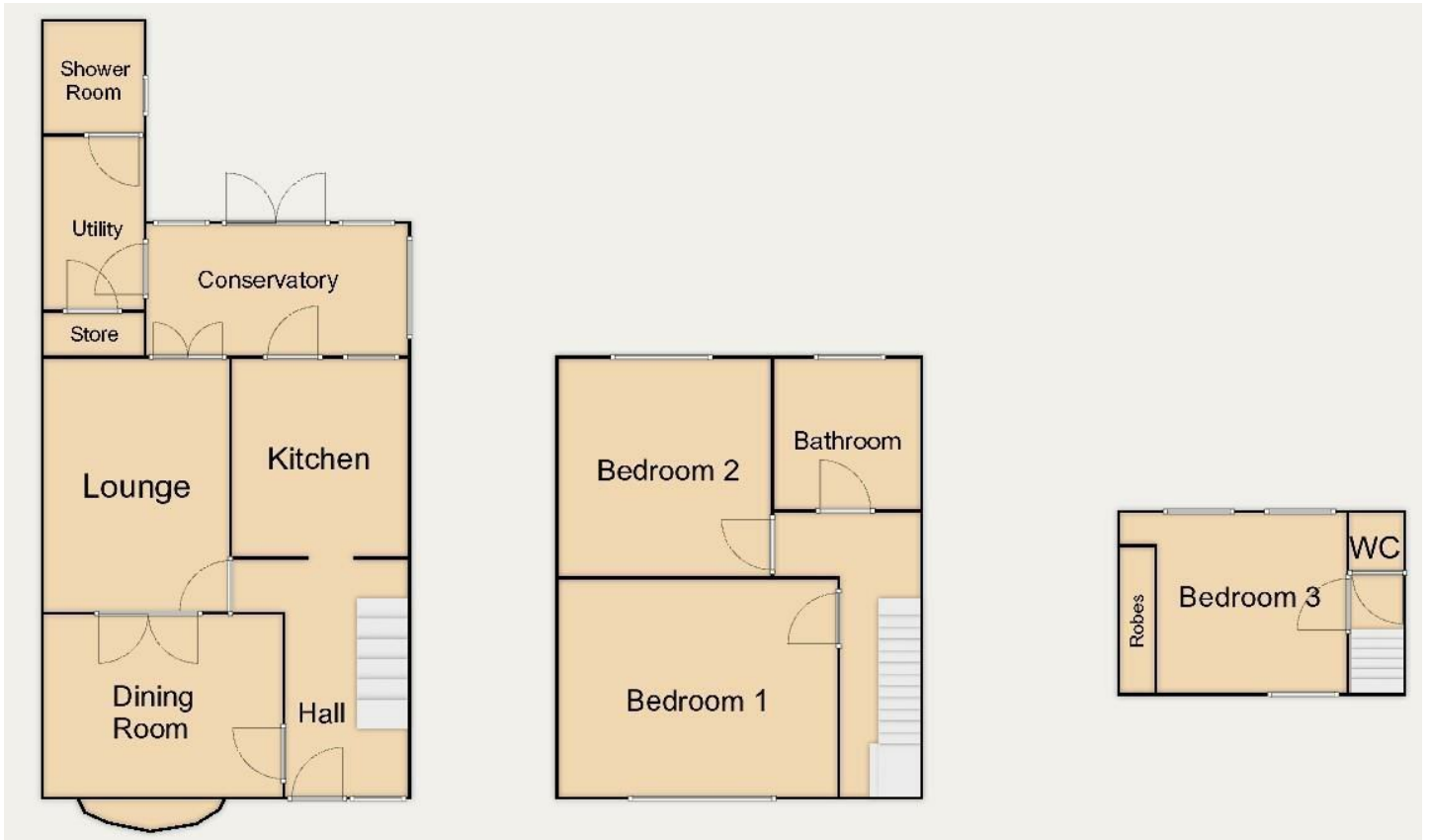
SERVICES All main services are connected together with telephone point subject to the usual regulations.

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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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		