

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfooster.co.uk](http://www.chrisfooster.co.uk)



## 23 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £255,000

A semi detached bungalow residence occupying an excellent position in this sought after residential location close to local amenities.

\* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Conservatory \* Two Bedrooms \* Shower Room \* Detached Garage/Workshop \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfooster.co.uk](mailto:enquiries@chrisfooster.co.uk)  
Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 23 Norfolk Crescent, Aldridge



Lounge/Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two

# 23 Norfolk Crescent, Aldridge



Shower Room



Rear Garden And Detached Garage



Front Elevation

# 23 Norfolk Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this semi detached bungalow 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:

## **RECEPTION HALL**

PVCu double glazed frosted entrance door, central heating radiator, ceiling light point and airing cupboard off housing the central heating boiler.

## **LOUNGE/DINING ROOM**

6.86m x 3.40m (22'6 x 11'2)

PVCu double glazed window to front elevation, tiled fireplace with gas coal effect fire fitted, three ceiling light points, four wall light points and central heating radiator.

## **FITTED KITCHEN**

3.28m x 2.49m (10'9 x 8'2)

PVCu double glazed window to rear elevation, fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for fridge/freezer, space and plumbing for washing machine, fluorescent strip light, central heating radiator, useful pantry off and frosted glass panelled door leading to:

## **CONSERVATORY**

6.20m x 2.72m (20'4 x 8'11)

PVCu double glazed door and windows to rear elevation, two central heating radiators and two wall light points.

## **BEDROOM ONE**

3.25m x 3.07m (10'8 x 10'1)

PVCu double glazed window to rear elevation, built in wardrobe, additional fitted wardrobes, dressing table and overhead storage, central heating radiator and ceiling light point.

# 23 Norfolk Crescent, Aldridge

## **BEDROOM TWO**

3.25m x 2.74m (10'8 x 9'0)

PVCu double glazed windows to the front and side elevations, central heating radiator and ceiling light point.

## **SHOWER ROOM**

PVCu double glazed frosted window to side elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point, extractor fan and loft access.

## **OUTSIDE**

### **FORE GARDEN**

having lawn, side borders and shrubs, security light, block paved driveway providing extensive off road parking and double opening gates leading to:

### **REAR GARDEN**

with additional block paved off road parking, paved patio, lawn, hedged boundaries, two greenhouses, security lighting and access to:

### **DETACHED GARAGE/WORKSHOP**

7.26m x 4.88m (23'10 x 16'0)

up and over and pedestrian door to front elevation, window to side, light and power.

## **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.

# 23 Norfolk Crescent, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		