

# CHRIS FOSTER & Daughter

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## 62 Sussex Avenue, Aldridge, WS9 8JF Guide Price £219,950

A well presented three bedroomed mid town house residence conveniently situated in this popular residential location close to local amenities.

\* Reception Hall \* Lounge \* Dining Room \* Fitted Kitchen \* Three Bedrooms \* Bathroom \* Separate WC \* Gas Central Heating System \* PVCu Double Glazing \* Off Road Parking

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](mailto:enquiries@chrisfoster.co.uk)

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## 62 Sussex Avenue, Aldridge



Lounge



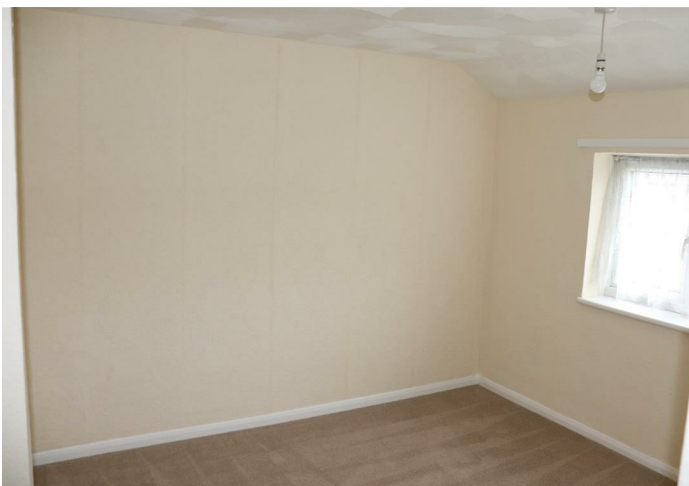
Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two



Bedroom Three

## 62 Sussex Avenue, Aldridge



Bathroom



Separate WC



Rear Garden

# 62 Sussex Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented three bedroomed town house residence occupying a convenient position in this sought after residential location close to local amenities and within easy reach of 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**

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

## **LOUNGE**

3.91m x 3.20m (12'10 x 10'6)

PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, ceiling light point and central heating radiator.

## **DINING ROOM**

3.58m x 3.51m (11'9 x 11'6)

PVCu double glazed window to rear elevation, feature fireplace with modern electric fire fitted, central heating radiator and ceiling light point.

## **FITTED KITCHEN**

3.58m x 2.29m (11'9 x 7'6)

PVCu double glazed door and window to rear elevation, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, plumbing for automatic washing machine, space for cooker and fridge/freezer, ceiling light point and central heating radiator.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

4.45m min x 3.56m (14'7" min x 11'8")

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

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## **BEDROOM TWO**

3.28m x 2.92m min (10'9" x 9'6" min)

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

## **BEDROOM THREE**

2.82m x 2.29m (9'3 x 7'6)

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

## **BATHROOM**

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

## **SEPERATE WC**

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

## **OUTSIDE**

### **FORE GARDEN**

block paved driveway providing off road parking.

### **REAR GARDEN**

shared side entry, two brick built storage sheds, paved patio, lawn, side borders and security light.

## **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.

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