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8 Wallcroft, Aldridge, WS9 8QJ Guide Price £380,000

A particularly spacious, extended, well presented, 4 bedroom semi detached family residence, occupying a quiet cul-de-sac position in this sought after residential location within easy reach of Aldridge village centre.

* Reception Hall * Impressive Extended Open Plan Lounge/Dining Room * Study * Fitted Breakfast/Kitchen * Utility * Guest Cloakroom * 4 Bedrooms - Master With En Suite Bathroom
* Shower Room * Large Workshop (easily converted to garage) * Ample Off Road Parking *
Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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8 Wallcroft, Aldridge



Reception Hall



Impressive Open Plan Lounge/Dining Room



Impressive Open Plan Lounge/Dining Room



Impressive Open Plan Lounge/Dining Room



8 Wallcroft, Aldridge



Study



Modern Breakfast/Kitchen



Modern Breakfast/Kitchen



Utility



Guest Cloakroom

8 Wallcroft, Aldridge



Guest Cloakroom



Bedroom One



Bedroom One



En Suite Bathroom



Bedroom Two



8 Wallcroft, Aldridge



Bedroom Three



Bedroom Four



Shower Room



Rear Elevation



Rear Elevation



Rear Garden

8 Wallcroft, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, extended, well presented, 4 bedroom semi detached family residence, that occupies a quiet cul-de-sac position in this sought after residential location 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

composite entrance door, PVCu double glazed window to side, central heating radiator and ceiling light point.

IMPRESSIVE EXTENDED OPEN PLAN LOUNGE/DINING ROOM

8.53m x 4.88m (28' x 16')

PVCu double glazed double opening doors and windows to rear elevation, feature fireplace with log burner, wood flooring, four ceiling light points and central heating radiator.

STUDY

2.74m x 2.06m (9' x 6'9)

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

MODERN FITTED BREAKFAST/KITCHEN

3.51m x 3.43m (11'6 x 11'3)

composite door and PVCu double glazed window to rear elevation, tiled floor, central heating radiator, two ceiling light points, range of modern fitted wall, base units and drawers, working surface with tiled surround and inset single drainer sink having mixer tap over, breakfast bar, space for cooker with stainless steel extractor canopy over, integrated dishwasher and fridge.

UTILITY

2.34m x 1.98m (7'8 x 6'6)

fitted wall and base units, working surface with inset stainless steel single drainer sink, space and plumbing for washing machine, central heating radiator, ceiling light point and tiled floor.

GUEST CLOAKROOM

wc, pedestal wash hand basin, tiled floor, central heating radiator, ceiling light point and extractor fan.

8 Wallcroft, Aldridge

WORKSHOP

5.64m x 3.35m/1.22m (18'6 x 11/4)

could easily be converted to a garage if required. PVCu double glazed window to front elevation, door to front, light and power, stainless steel sink and access to the utility.

FIRST FLOOR LANDING

two ceiling light points, central heating radiator and loft access.

BEDROOM ONE

5.56m x 3.43m (18'3 x 11'3)

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

EN SUITE BATHROOM

2.67m x 2.44m (8'9 x 8')

PVCu double glazed frosted window to front elevation, jacuzzi bath with mixer tap and shower attachment fitted, vanity wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

BEDROOM TWO

3.35m x 2.97m (11' x 9'9)

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

BEDROOM THREE

3.10m x 2.59m (10'2 x 8'6)

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

BEDROOM FOUR

2.97m x 2.21m (9'9 x 7'3)

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

SHOWER ROOM

2.49m x 1.83m (8'2 x 6')

PVCu double glazed frosted window to front elevation, corner shower enclosure, vanity wash hand basin and wc unit with storage cupboard below, ceiling light point, central heating radiator, laminate floor covering and airing cupboard off.

OUTSIDE

WIDE FORE GARDEN

double width 'Creteprint' driveway, additional pebbled parking space, shrubs, outside power supply and electric vehicle charging point.

REAR GARDEN

timber deck, outside power supply and tap, shaped lawn with mature borders, trees and shrubs, ornamental pond and timber fencing.

GENERAL INFORMATION

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

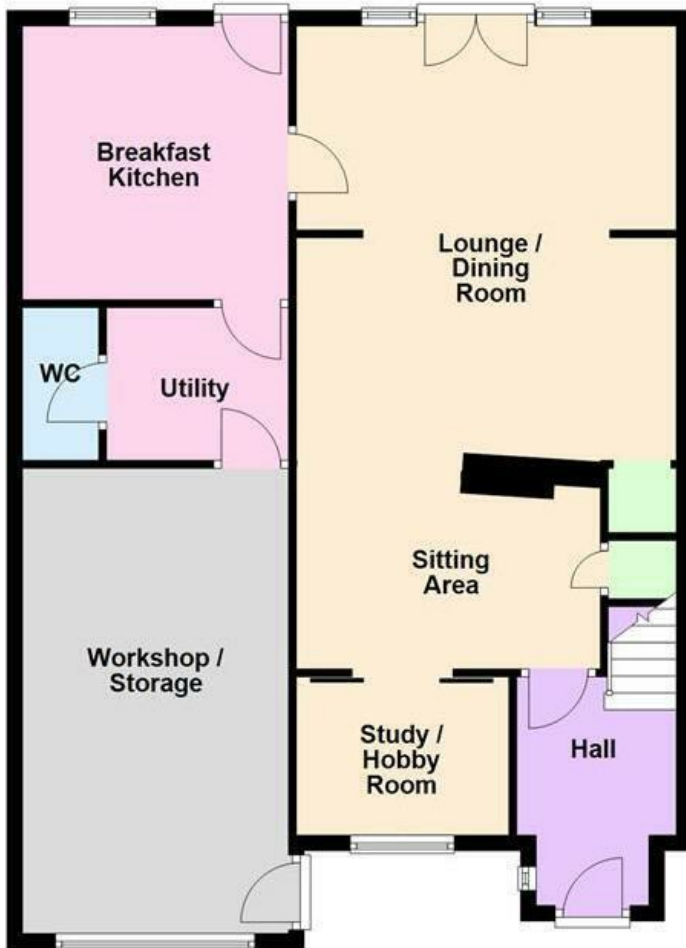
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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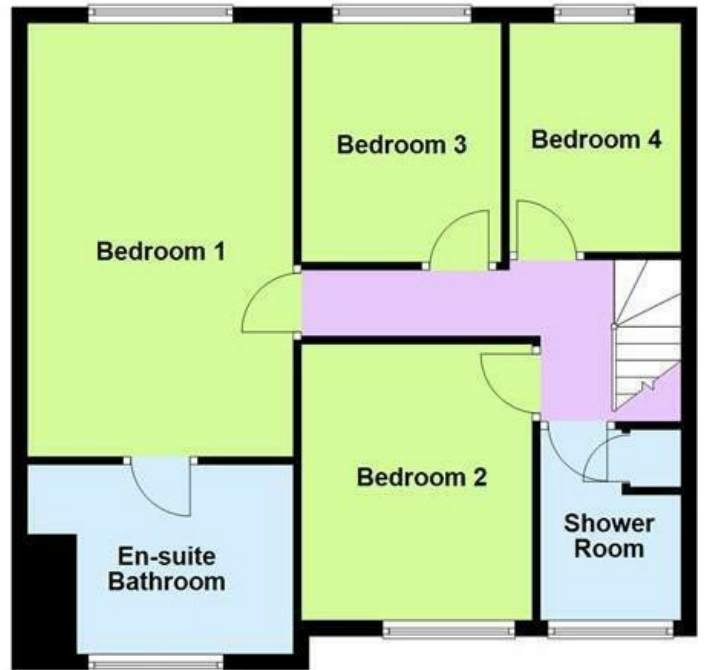
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

8 Wallcroft, Aldridge

Ground Floor



First Floor



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		
	72	81
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		