

T: 01922 288 800

W: anchorestates.co.uk



Aldridge • Lichfield • Burntwood • Cannock • Sutton Coldfield



Whetstone Lane, Aldridge, WS9 0EZ

Guide price £479,000

Impressive Detached Family Residence* Delightful Plot

Substantially Extended Versatile Accommodation* Stunning Living Space* Five Bedrooms* Two Bathrooms

Tandem Garage Landscaped Gardens* Desirable Location* Viewing Recommended* EPC - E

Description

Exciting opportunity to acquire this inspiring and elegant family home situated on a delightful plot. Extended detached residence providing versatile family sized accommodation with an abundance of further potential. Popular location on the periphery of Aldridge, providing convenient access to well-regarded schools, amenities, recreational space and the transport network. This inviting and spacious residence is stylishly designed and well presented with extensive living space, five bedrooms and two bathrooms. Impressive landscaped gardens, tandem garage and in and out driveway. Combination gas central heating system, alarm and double glazing. Viewing is truly imperative to appreciate the position, size and potential of this fabulous dwelling. EPC - E.

Front Elevation



The property is located on a delightful plot situated in a desirable residential area on the periphery of Aldridge Village. Enclosed by a decorative wall, timber panel fencing and established shrubs. Set behind an attractive generously appointed fore garden mainly laid to lawn with raised flower bed and stocked borders comprising an abundance of plants, shrubs and trees. Impressive sweeping in and out gravel driveway providing parking for several vehicles. Access to the garage and attractive approach to the residence via an imposing canopy porch with external lighting.

Veranda

The property is accessed via a feature canopy porch with brick pillars and paved flooring.

Reception Hallway



Alluring reception hall accessed via a part glazed entrance door with matching three quarter length side units. Inspiring vaulted ceiling with gallery landing above. Staircase leading off, double radiator, useful under stairs storage cupboard, telephone access socket and selection of doors leading off to equally grand

accommodation awash with detail and impressive living accommodation.

Breakfast Kitchen

14'8" x 8'5" (4.48m x 2.59m)



Impressive Kitchen exuding contemporary design. Comprising comprehensive range of classic style timber base units, drawers, cabinets, and wall mounted cupboards. Integrated oven and hob with stainless steel extractor fan above. Integral dishwasher and space for additional appliances. One and a half bowl stainless steel sink unit and drainer with mixer tap, complimentary tiled splash backs and contrasting work surfaces. Feature tiled flooring, single radiator, useful pantry area and further storage facility housing the combination gas central heating boiler and meters. Two double glazed windows extending to the front elevation, ample dining provisions and partglazed timber door leading through to the garage.

Vestibule

Lobby area providing access to the rear garden, W/c and Utility.

Utility

7'1" x 6'5" (2.16m x 1.98m)



Useful Utility space with dual aspect, Range of fitted cupboards, stainless steel sink unit and drainer with matching work surfaces and complimentary tiled splash backs. Plumbing for a washing machine and additional appliance space.

W/c



Comprising low flush W/c.

Living Room

14'11" x 12'0" (4.55m x 3.67m)



Generously proportioned living space ideal for entertaining. Double glazed French doors extending out onto the patio area with full length double glazed units extending to three sides. Grand inglenook fire place taking pride of place with paved hearth, beamed mantle and recessed multi fuel burning stove. Feature Oak flooring, telecommunication access points and ample space for a multitude of furniture.

Dining Room

12'0" x 11'5" (3.68m x 3.49m)



The perfect accompaniment for entertaining and family life. Double glazed French doors extending out onto the patio area with full length double glazed units extending to three sides. Complimentary wood effect flooring, single radiator, neutrally decorated and ample space for furniture and dining provisions.

Lounge

14'0" x 10'9" (4.28m x 3.30m)



Inviting and versatile living space with double glazed window extending to the rear elevation. Single radiator, T.v aerial socket, neutrally decorated and ample space for a multitude of furniture. (Potential Bedroom)

Sittion Room / Guest Bedroom 4

13'3" x 9'6" (4.06m x 2.91m)



Versatile space with double glazed window over looking the fore garden. Double radiator and range of fitted wardrobes with shelving and hanging rails. Space for additional bedroom furniture and neutrally decorated.

Bathroom

Bathroom suite comprising low flush WC, pedestal wash hand basin and panelled bath with mains shower above. Complimentary tiled splash backs, single radiator and obscure double glazed window extending to the front elevation.

Gallery Landing



Boasting a fabulous gallery landing, accessed via an imposing staircase with timber banister. Double glazed window extending to the rear elevation and Velux sky light. Exposed beams, telephone socket, space for furniture and doors leading off to:

Bedroom 1

15'5" x 7'9" min (4.72m x 2.37m min)



Well proportioned bedroom with double glazed window extending to the rear elevation and single radiator. Inset spot lighting, exposed beamwork and fitted wardrobes with hanging rail, shelving and sliding mirrored doors.

Bedroom 2

15'5" x 7'9" (4.71m x 2.37)



Well proportioned bedroom with double glazed window extending to the rear elevation and double radiator. Concealed storage provisions and fitted double wardrobe with hanging rail and canopy cupboards.

Bedroom 3

15'5" x 7'8" (4.71m x 2.36m)



Well proportioned bedroom with double glazed window extending to the front elevation and double radiator. Concealed storage provisions and fitted double wardrobe with hanging rail and canopy cupboards.

Family Bathroom



White bathroom suite comprising panelled corner bath, shower cubicle with screen and electric shower, pedestal wash hand basin and low flush W/c. Complimentary part tiled walls, extractor fan, spot lighting, single radiator and obscure double glazed window.

Tandem Garage

28'11" x 6'10" (8.83m x 2.10m)

The garage can be accessed via a gravelled driveway and double opening doors to the front elevation. Power, light, storage provisions and space for appliances. Open aspect leading through to the rear lobby. (Restricted width).

Landscaped Rear Garden



Landscaped rear garden enclosed to three sides by timber panelled fencing. Mainly laid to lawn with a variety of mature shrubs, plants and stocked borders. Feature paved patio area with ornamental wall, external lighting, tap and space for garden store. Ideal for alfresco living and entertaining, this versatile space offers an attractive aspect and is not directly overlooked.

Rear Elevation



Aspect

Impressive views over neighbouring street scene to the front with pleasant mature aspect to the rear.

Agents Note

We have not inspected nor tested any of the appliances or services and prospective purchasers should satisfy themselves as to the satisfactory operation thereof. All measurements given are approximate and for guidance purposes only.

Tenure

We have been advised by the vendor that the property is FREEHOLD. We have not been able to confirm this by reference to the title deeds and therefore prospective purchasers are advised to obtain verification from the vendors solicitors during pre-contract enquiries.

Title

Anchor Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

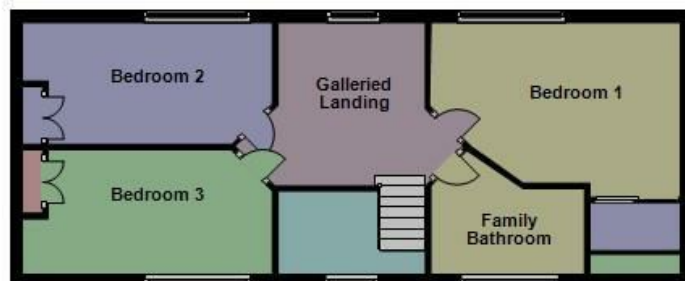
Mortgage Advice

Our associated independent financial advisers can help you buy the house you want.

Your home is at risk if you do not keep up the repayments on a mortgage or other secured loan.

Viewing Arrangements

By prior appointment to be made with Anchor Estates.



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	49	67
(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	39	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Aldridge Office
 28 High Street
 Aldridge, WS9 8LZ
T: 01922 288 800
E: info@anchorestates.co.uk
W: anchorestates.co.uk