

CHRIS FOSTER & Daughter

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9 Aldwych Close, Aldridge, WS9 8RJ Asking Price £235,000

A spacious mid town house residence that is in need of general modernisation, occupying a quiet cul-de-sac position in this popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Fitted Dining/Kitchen * 3 Bedrooms * Wet Room * Gas Central Heating * PVCu Double Glazing * Communal and On Street Parking Available * No Upward Chain

Council Tax Band
Local Authority -



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Chris Foster & Daughter Limited – Registered in England and Wales

Company Number: 11253248



9 Aldwych Close, Aldridge



Lounge



Lounge



Kitchen



Kitchen



Bedroom



Bedroom

9 Aldwych Close, Aldridge



Bedroom



Wet Room



Garden

9 Aldwych Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious mid town house residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position in a popular 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 and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front, tiled floor and ceiling light point.

RECEPTION HALL

entrance door, two ceiling light points, radiator and under stairs recess.

GUEST CLOAKROOM

window to front, wc, wash hand basin and ceiling light point.

LOUNGE

4.80m x 3.56m (15'9 x 11'8)

PVCu double glazed sliding patio to the rear, PVCu double glazed bow window to front, radiator, additional wall mounted gas heater and two ceiling light points.

FITTED DINING/KITCHEN

5.56m x 2.90m (18'3 x 9'6)

PVCu double glazed window to rear, two ceiling light points, radiator, additional wall mounted gas heater, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker and additional appliances and extractor fan.

REAR PORCH

leading to the rear garden.

FIRST FLOOR LANDING

PVCu double glazed window to front, ceiling light point, loft access and two storage cupboards off.

BEDROOM ONE

3.81m x 2.97m (12'6 x 9'9)

PVCu double glazed window to rear, built in wardrobe, radiator and ceiling light point.

9 Aldwych Close, Aldridge

BEDROOM TWO

3.58m x 2.95m (11'9 x 9'8)

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

BEDROOM THREE

2.95m x 2.36m (9'8 x 7'9)

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

WET ROOM

PVCu double glazed window to front, tiled shower area, wash hand basin, wc, radiator, additional wall mounted electric heater, ceiling light point and extractor fan.

OUTSIDE

COMMUNAL PARKING

there are two communal car parking areas available within the cul-de-sac, together with on street parking.

FORE GARDEN

having paved frontage.

REAR GARDEN

being paved and gravelled with timber fencing, two storage sheds and brick built store, security light and gated rear access.

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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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		
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		
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