CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk





50 Hallcroft Way, Aldridge, WS9 8UL
Guide Price £400,000

A superbly appointed and particularly spacious three bedroom detached bungalow residence occupying an excellent corner position in this highly sought after residential location within easy reach of Aldridge village centre.

* Reception Hall * Lounge * Conservatory * Modern Fitted Kitchen * Three Good Sized Bedrooms * Luxury Refitted Shower Room * Second Conservatory/Utility * Detached Garage * Secure Gated Parking * Additional Off Road Parking * Landscaped Rear Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

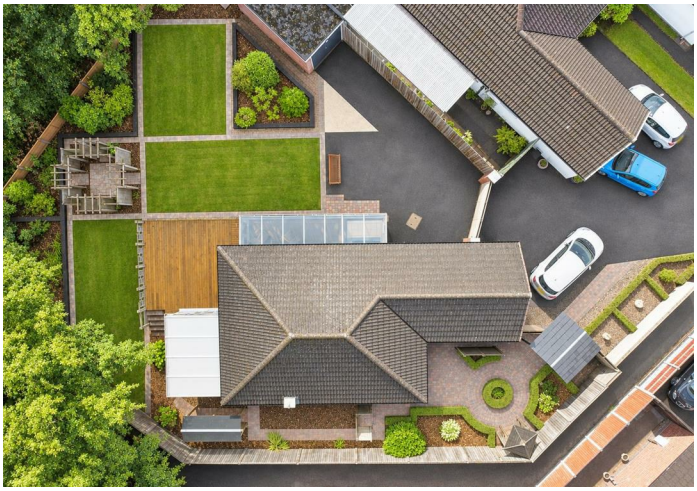
Council Tax Band D
Local Authority - Walsall

The Property Ombudsman

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

rightmove OnTheMarket.com

50 Hallcroft Way, Aldridge





Aerial



Garden



Hallway



Lounge



Conservatory

50 Hallcroft Way, Aldridge



Kicthen



Kitchen



Kitchen



Side Conservatory



Side Conservatory



Bedroom

50 Hallcroft Way, Aldridge





Bedrooms



Shower Room



Shower Room



Landscaped Gardens



Landscaped Gardens

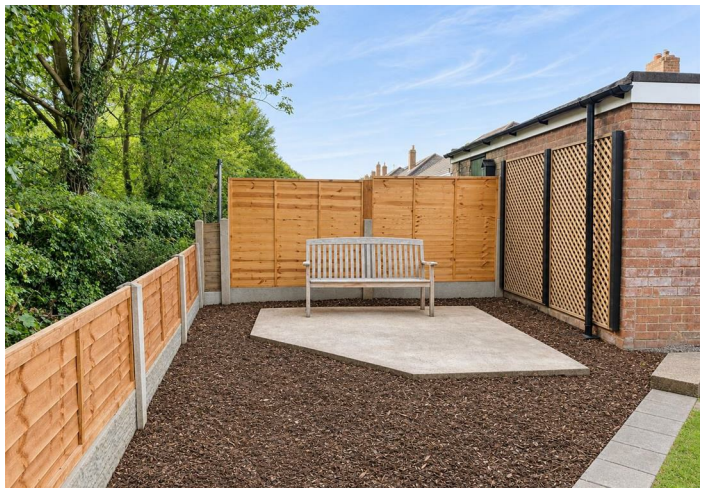
50 Hallcroft Way, Aldridge





Landscaped Gardens





Landscaped Gardens



Landscaped Gardens

50 Hallcroft Way, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed detached bungalow residence that occupies an excellent corner position in this highly 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 entrance door, central heating radiator, two wall light points, loft access and airing cupboard off.

LOUNGE
5.05m x 3.33m (16'7 x 10'11)
two PVCu double glazed windows to the side elevation, feature fireplace, central heating radiator, two ceiling light points and double opening doors leading to:

CONSERVATORY
3.81m x 2.97m (12'6 x 9'9)
PVCu double glazed windows overlooking the rear gardens and PVCu double glazed double opening doors leading to timber external deck.

MODERN FITTED KITCHEN
4.01m x 2.16m (13'2 x 7'1)
PVCu double glazed window to the side elevation, range of modern 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 washing machine, space for fridge/freezer, central heating radiator, tiled floor, inset ceiling spotlights and wall mounted "Ideal" central heating boiler housed in matching unit.

SECOND CONSERVATORY/UTILITY
7.14m x 1.63m (23'5 x 5'4)
PVCu double glazed door and windows leading to the rear gardens, additional PVCu double glazed door leading to the outside timber deck, tiled floor, electric panel heater and wall light point.

50 Hallcroft Way, Aldridge

BEDROOM ONE
3.96m x 3.33m (13'0 x 10'11)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO
3.89m x 3.20m (12'9 x 10'6)
PVCu double glazed window to rear elevation, central heating radiator and two ceiling light points.

BEDROOM THREE
3.68m x 2.67m (12'1 x 8'9)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

LUXURY RE-FITTED SHOWER ROOM
two PVCu double glazed frosted windows to side elevation, double walk in shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage drawers below, WC with concealed cistern, tiled walls and floor, chrome heated towel rail and inset ceiling spotlights.

OUTSIDE

FORE GARDEN
having tarmacadam driveway providing off road parking, shrubs, block paved path leading to canopy with outside lighting and gated side access, additional gated access to further tarmacadam parking area and

RECESSED SINGLE GARAGE

LANDSCAPED REAR GARDEN
with outside lighting, large timber deck, lawned areas, mature well stocked borders, shrubs and raised beds, sloping wheelchair access to both front and rear door accesses.

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.

50 Hallcroft Way, Aldridge

