

CHRIS FOSTER & Daughter

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20 Kinver Crescent, Aldridge, WS9 8LP Guide Price £280,000

An extended semi detached bungalow in need of general modernisation, occupying an excellent position in this sought after residential location, within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Extended Lounge/Dining Room * Extended Kitchen *
2 Bedrooms * Bathroom * Car Port * Recessed Tandem Garage * Gas Central Heating * PVCu
Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



20 Kinver Crescent, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Kitchen

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Bedroom One



Bedroom Two



Bathroom



Rear Garden

20 Kinver Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this semi detached bungalow that benefits from a full width rear extension and occupies an excellent position in this sought after residential location within easy reach of local amenities at Lazy Hill and 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:

FULLY ENCLOSED PORCH

PVCu double glazed double opening doors and windows to front elevation, tiled floor and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, two ceiling light points, central heating radiator, loft access and storage cupboard off.

EXTENDED LOUNGE/DINING ROOM

6.17m x 4.42m (20'3 x 14'6)

PVCu double glazed patio doors lead to the rear garden, gas fire fitted, two ceiling light points and two central heating radiators.

EXTENDED KITCHEN

5.72m x 2.77m (18'9 x 9'1)

PVCu double glazed window to rear elevation and door to side, fitted wall, base units and drawers, working surfaces, stainless steel double drainer sink unit, space for cooker and additional appliances, wall mounted 'Glow Worm' central heating boiler, two fluorescent strip lights and central heating radiator.

BEDROOM ONE

3.58m x 3.05m (11'9 x 10')

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

BEDROOM TWO

3.20m x 2.87m (10'6 x 9'5)

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

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BATHROOM

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

OUTSIDE

FORE GARDEN

block paved frontage providing ample off road parking and double opening gates to side lead to:

CAR PORT

with security light and access to:

RECESSED TANDEM GARAGE

9.14m x 3.02m (30' x 9'11)

up and over door to front, door and windows to side, light and power.

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
(81-91) B			
(69-80) C			
(55-68) D		62	
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	