

CHRIS FOSTER & Daughter

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7 Sandringham Drive, Aldridge, WS9 8HD Guide Price £345,000

A superbly appointed traditional style semi detached family residence occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

* Extensively Improved Accommodation * Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Lounge * Luxury Open Plan Dining/Kitchen * Side Entry * Utility/WC * 3 Bedrooms * Luxury Bathroom * Garage And Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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



7 Sandringham Drive, Aldridge



Kitchen



Kitchen/Diner



Lounge



Hallway

7 Sandringham Drive, Aldridge



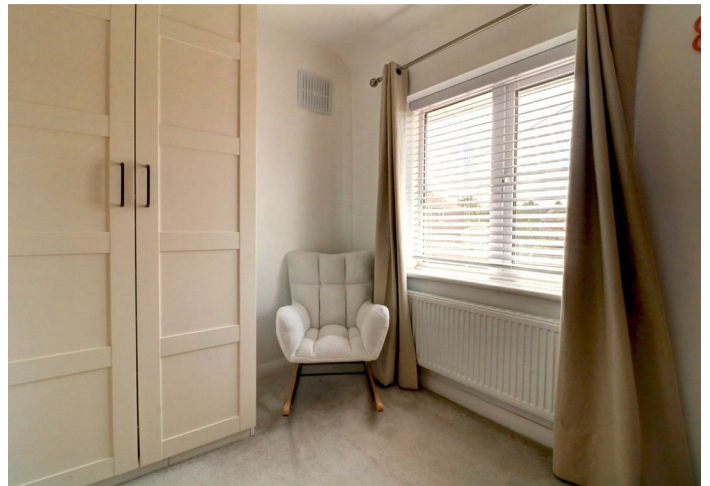
Landing



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Garden

7 Sandringham Drive, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed traditional style semi detached family residence that has been extensively improved by the present owner. The property occupies a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities at Lazy Hill and further afield to 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 entrance door and windows to front, wall light point and tiled flooring.

RECEPTION HALL

single glazed entrance door and windows to front, ceiling light point, central heating radiator and engineered wood flooring.

GUEST CLOAKROOM

wc, vanity wash hand basin with storage cupboard below, engineered wood flooring, ceiling spotlights, chrome heated towel rail and extractor fan.

IMPRESSIVE LOUNGE

3.96m x 3.78m (13' x 12'5)

PVCu double glazed window to front, ceiling coving, ceiling light point, feature recessed fireplace, engineered wood flooring, built in storage cupboards and central heating radiator.

LUXURY OPEN PLAN DINING/KITCHEN

7.21m x 3.73m (23'8 x 12'3)

PVCu double glazed double opening doors and window to rear, engineered wood flooring, ceiling light point and additional ceiling spotlights, two radiators, feature fireplace with multi fuel burning stove, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset 'Belfast' style sink having mixer tap over, built in electric oven and hob with extractor canopy over, integrated dishwasher and fridge.

SIDE ACCESS

PVCu double glazed door to rear, skylight window, two ceiling light points and tiled floor.

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UTILITY/WC

PVCu double glazed frosted window to rear, ceiling light point, WC, corner wash hand basin, electric wall heater, plumbing for washing machine and tiled floor.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side, ceiling light point and loft access.

BEDROOM ONE

3.81m x 3.68m (12'6 x 12'1)

PVCu double glazed window to rear, ceiling light point, central heating radiator and range of fitted wardrobes.

BEDROOM TWO

3.91m x 3.00m (12'10 x 9'10)

PVCu double glazed window to front, ceiling light point, radiator, and fitted wardrobes.

BEDROOM THREE

2.67m x 2.11m (8'9 x 6'11)

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

LUXURY BATHROOM

PVCu double glazed window to rear, tiled panelled bath with over head and hand held shower attachments above, tiled surround and shower screen fitted, vanity wash hand basin and wc unit incorporating storage cupboards, heated towel rail, tiled floor, ceiling spotlights and extractor fan.

SIDE GARAGE

4.17m x 2.82m (13'8 x 9'3)

with electric up and over door.

OUTSIDE

FORE GARDEN

block paved and gravelled frontage providing ample off road parking.

REAR GARDEN

paved patio area, outside light, lawn with well stocked borders and SUMMER HOUSE.

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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