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53 Kingshayes Road, Aldridge, WS98RT
Offers In The Region Of £400,000

A particularly spacious and well presented link detached family residence that occupies an excellent position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Lounge * Dining Room * Conservatory * Fitted Breakfast/Kitchen * 3 Bedrooms - Master With En Suite Bathroom * Family Bathroom * Separate WC * Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall
EPC Rating- D

The Property Ombudsman

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OnTheMarket.com

53 Kingshayes Road, Aldridge

Kitchen/Diner

Kitchen/Diner

Dining Room

Lounge

53 Kingshayes Road, Aldridge

Conservatory

Hall

Landing

Bedroom One

Bedroom Two

53 Kingshayes Road, Aldridge

Bedroom Three

En Suite Bathroom

Bathroom

Rear Garden

Rear Garden

53 Kingshayes Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious and well presented link detached family residence that occupies an excellent 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 door and window to front, tiled floor and ceiling light point.

RECEPTION HALL
frosted glass panelled entrance door, tiled floor, radiator, ceiling light point and cloaks cupboard off.

IMPRESSIVE LOUNGE
4.42m x 4.04m (14'6 x 13'3)
PVCu double glazed bow window to front, feature fireplace with inset gas flame effect fire and side plinth, two wall light points, radiator and connecting doors leading to:

DINING ROOM
3.66m x 3.12m (12' x 10'3)
radiator, ceiling light point and PVCu double glazed double opening doors leading to:

CONSERVATORY
2.74m x 2.49m (9' x 8'2)
PVCu double glazed door and windows to rear, tiled floor, ceiling light/fan and electric panel heater.

FITTED BREAKFAST/KITCHEN
4.52m x 2.90m (14'10 x 9'6)
two PVCu double glazed windows to rear, tiled floor, two ceiling light points, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, integrated dishwasher, built in electric 'Creda' oven and grill, gas hob with extractor canopy over, space for fridge/freezer and radiator.

REAR LOBBY
PVCu double glazed door to rear, wall light point, storage cupboard off and access to garage.

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GUEST CLOAKROOM
wc, wash hand basin and ceiling light point.

FIRST FLOOR LANDING
PVCu double glazed window to front, ceiling light point and loft access.

BEDROOM ONE
3.28m x 2.74m min (10'9 x 9' min)
PVCu double glazed window to rear, range of fitted wardrobes, dressing table, bedside cabinets and double bed recess with overhead storage, additional built in wardrobe, radiator and ceiling light point.

EN SUITE BATHROOM
panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, tiled walls, heated towel rail, two ceiling light points and extractor fan.

BEDROOM TWO
4.06m x 3.58m (13'4 x 11'9)
PVCu double glazed window to front, range of fitted wardrobes, radiator and ceiling light point.

BEDROOM THREE
3.00m x 2.44m (9'10 x 8')
PVCu double glazed window to front, built in wardrobe, radiator and ceiling light point.

FAMILY BATHROOM
PVCu double glazed window to rear, panelled bath with tiled splashback, vanity wash hand basin with storage cupboard and drawers below, tiled shower enclosure with electric 'Triton' shower fitted, radiator and three ceiling light points.

SEPARATE WC
PVCu double glazed window to rear, wc and ceiling light point.

GARAGE
5.18m x 2.74m (17' x 9')
electric up and over door, wall mounted 'Glow worm' central heating boiler, light and power.

FORE GARDEN
'Creteprint' driveway providing off road parking, lawn, shrubs and outside light.

ATTRACTIVE REAR GARDEN
paved patio, shaped lawn with well stocked borders, trees and shrubs, useful shed, outside tap and security light.

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

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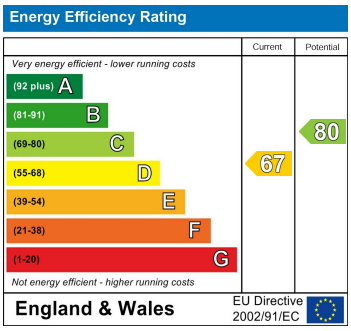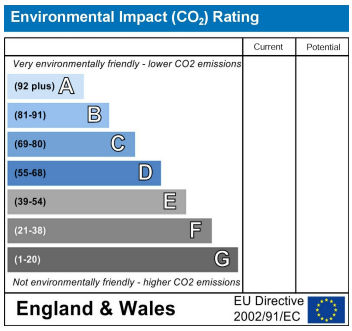
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