

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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44 Edward Avenue, Aldridge, WS9 8AX Guide Price £375,000

A particularly spacious well presented traditional style semi detached family residence occupying an excellent position in this sought after residential location close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Open Plan Fitted Dining/Kitchen * Sitting Room/Bedroom 4 * Shower and WC off * 3 First Floor Bedrooms * Bathroom * Separate wc * Large Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



44 Edward Avenue, Aldridge



Reception Hall



Lounge



Lounge



Dining Area



Open Plan Dining/Kitchen

44 Edward Avenue, Aldridge



Open Plan Dining/Kitchen



Sitting Room/Bedroom Four



Shower Room



Separate WC

44 Edward Avenue, Aldridge



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



44 Edward Avenue, Aldridge



Bedroom Three



Bathroom



Bathroom



Separate WC



Rear Garden

44 Edward Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious well presented traditional style semi detached family residence that occupies an excellent position in this sought after residential location close 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 double opening doors to front elevation.

RECEPTION HALL

entrance door, central heating radiator, ceiling light point and under stairs storage.

LOUNGE

4.65m x 3.28m (15'3 x 10'9)

PVCu double glazed window to front elevation, feature fireplace, central heating radiator, ceiling light point and being open plan to:

FITTED DINING/KITCHEN

5.72m x 3.81m (18'9 x 12'6)

two PVCu double glazed windows to rear elevation, central heating radiator, additional heated towel rail, ceiling light point, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over and space for fridge/freezer.

SITTING ROOM/BEDROOM FOUR

3.89m x 2.87m (12'9 x 9'5)

PVCu double glazed door and window to rear elevation, roof light window, ceiling light point, central heating radiator and vanity wash hand basin with storage cupboard below.

SHOWER ROOM

shower enclosure, tiled walls, ceiling light point, chrome heated towel rail and extractor fan.

SEPARATE WC

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

44 Edward Avenue, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.04m x 3.12m (13'3 x 10'3)

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

BEDROOM TWO

3.45m x 2.84m (11'4 x 9'4)

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

BEDROOM THREE

2.97m x 2.29m (9'9 x 7'6)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, tiled walls, central heating radiator and ceiling light point.

SEPARATE WC

PVCu double glazed frosted window to rear elevation, wc, central heating radiator and ceiling light point.

LARGE GARAGE

5.13m x 3.96m (16'10 x 13')

electric up and over door, PVCu double glazed frosted window to side, light and power.

FORE GARDEN

double width driveway, lawn and shrubs.

REAR GARDEN

crazy paved patio and pathway, lawn side borders and shrubs, ornamental pond and useful storage shed.

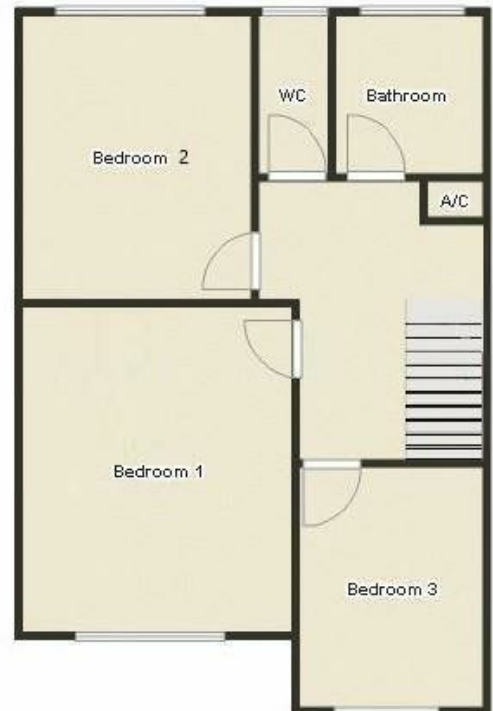
GENERAL INFORMATION

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.

44 Edward Avenue, Aldridge



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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		