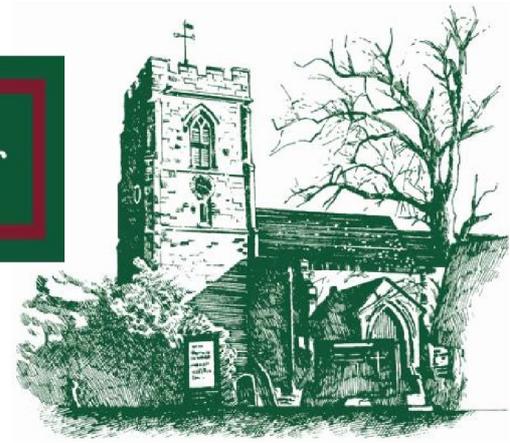


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 34 Jessie Road, Aldridge, WS9 8HW Guide Price £240,000

A spacious End Town House residence in need of general modernisation situated close to local amenities in this popular residential location.

\* Reception Hall \* Lounge \* Separate Dining Room \* Kitchen \* WC \* Three Bedrooms \* Bathroom \* Off Road Parking \* Good Sized Rear Garden \* Gas Central Heating System \* PVCu Double Glazing \*

Council Tax Band B  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 34 Jessie Road, Aldridge



Lounge



Kitchen



Dining Room

# 34 Jessie Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

# 34 Jessie Road, Aldridge



Rear Garden



Rear Garden



Rear Elevation

# 34 Jessie Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious end town house residence that is in need of general modernisation. The property is conveniently situated in a popular residential location and within easy reach of local amenities.

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 benefits from gas central heating and PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed entrance door to side elevation, PVCu double glazed window to front elevation and frosted window to side elevation, and wall light.

## **RECEPTION HALL**

having PVCu double glazed entrance door to front elevation, ceiling light point, central heating radiator and under stair store cupboard off.

## **LOUNGE**

4.42m x 3.45m (14'06 x 11'04)

having PVCu double glazed windows to front and side elevation, ceiling light point, central heating radiator and feature fireplace with gas fire fitted.

## **KITCHEN**

3.45m x 3.00m (11'04 x 9'10)

having two PVCu double glazed windows and door to rear elevation, two ceiling light points, stainless steel drainer sink with base units below, space for cooker, washing machine and fridge/freezer.

## **DINING ROOM**

2.97m (max) x 2.90m (9'09 (max) x 9'06)

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

## **LOBBY**

having PVCu double glazed frosted door and windows to side elevation and storage cupboard off.

## **WC**

having PVCu double glazed frosted window to side elevation and WC.

## **FIRST FLOOR LANDING**

having ceiling light point and loft access.

# 34 Jessie Road, Aldridge

## **BEDROOM ONE**

3.73m x 3.00m (12'03 x 9'10)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator and airing cupboard off housing wall mounted 'Glow-Worm' central heating boiler.

## **BEDROOM TWO**

3.66m x 3.48m (12'00 x 11'05)

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

## **BEDROOM THREE**

2.79m x 2.54m (9'02 x 8'04)

having PVCu double glazed window to front elevation and ceiling light point.

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, ceiling light point, vanity wash hand basin unit having mixer tap over and WC, panelled bath having mixer tap and electric shower fitted over, wall mounted heater, tiled walls and storage cupboard off.

## **OUTSIDE**

### **FORE GARDEN**

having tarmac drive, lawned area and brick wall border.

### **REAR GARDEN**

having block paved patio area, lawned area, outbuilding store, greenhouse, fenced borders and side access to front.

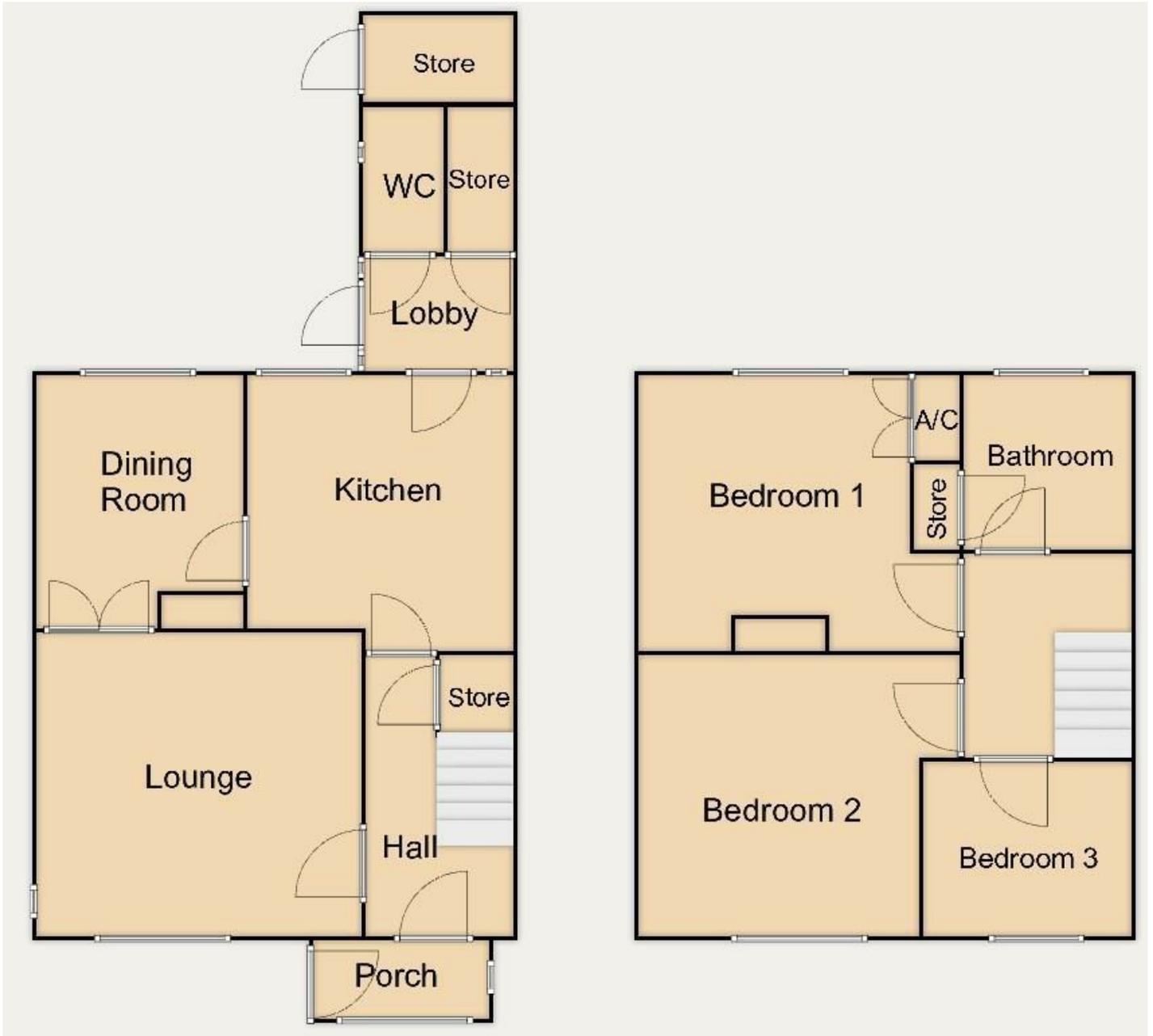
## **GENERAL INFORMATION**

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.

# 34 Jessie Road, Aldridge



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |