

# CHRIS FOSTER & Daughter

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## 118 Whetstone Lane, Aldridge, WS9 0EU Guide Price £460,000

A deceptively spacious extended Detached Dormer Bungalow occupying a large plot in this highly sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge/Dining Room \* Modern Fitted Dining/Kitchen \* Utility \* Study \* Three Bedrooms \* Modern Bathroom \* Garage and Extensive Off Road Parking \* Large Gardens \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 118 Whetstone Lane, Aldridge



Reception Hall



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



# 118 Whetstone Lane, Aldridge



Utility



Study



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

# 118 Whetstone Lane, Aldridge



Modern Bathroom



Bedroom Three



Rear Garden



Rear Elevation

# 118 Whetstone Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious extended Detached Dormer Bungalow that occupies a large plot in this highly sought after residential location within easy reach of local amenities including 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 fired central heating system and PVCu double glazing briefly comprises of the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed door and windows to front elevation.

## **RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator, ceiling coving and cloaks cupboard off.

## **GUEST CLOAKROOM**

wc, vanity wash hand basin with storage cupboard below and ceiling light point.

## **LOUNGE/DINING ROOM**

4.93m x 4.32m (16'2 x 14'2)

having PVCu double glazed picture window to rear elevation, fireplace with electric fire fitted, central heating radiator and ceiling light point.

## **MODERN FITTED DINING/KITCHEN**

6.40m x 3.76m (21'0 x 12'4)

having window to side elevation, PVCu double glazed window to rear elevation, central heating radiator, two ceiling light points, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric double oven and halogen hob with stainless steel extractor canopy over, space for dishwasher and fridge/freezer.

## **UTILITY**

8.84m x 2.16m (29'0 x 7'1)

having PVCu double glazed window and double opening doors to the rear elevation, ceiling light point, ceiling coving, working surface, space and plumbing for automatic washing machine and additional appliances.

# 118 Whetstone Lane, Aldridge

## STUDY

2.44m x 2.21m (8' x 7'3)

window to side elevation and ceiling light point.

## BEDROOM ONE

4.27m x 3.73m (14'0 x 12'3)

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

## BEDROOM TWO

3.43m x 3.28m (11'3 x 10'9)

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

## MODERN BATHROOM

having PVCu double glazed window to side elevation, panelled bath, vanity wash hand basin with storage cupboard below, WC, corner shower enclosure, chrome heated towel rail, ceiling light point and loft access.

## DORMER BEDROOM THREE

4.67m x 3.35m (15'4 x 11'0)

having PVCu double glazed windows to the front and rear elevations, built in wardrobe, ceiling light point, central heating radiator and under-eaves storage.

## OUTSIDE - GARAGE

6.10m x 2.36m (20'0 x 7'9)

having double opening doors and pedestrian door to front, light and power.

## DEEP FORE GARDEN

having block paved driveway providing extensive off road parking, lawn and side borders.

## LARGE REAR GARDEN

having paved patio area, lawn, mature borders, trees & shrubs and cold water tap.

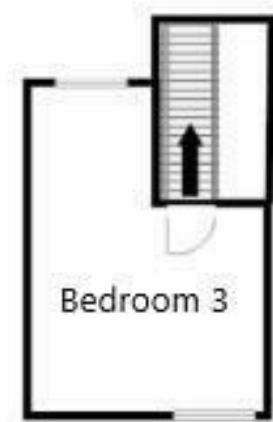
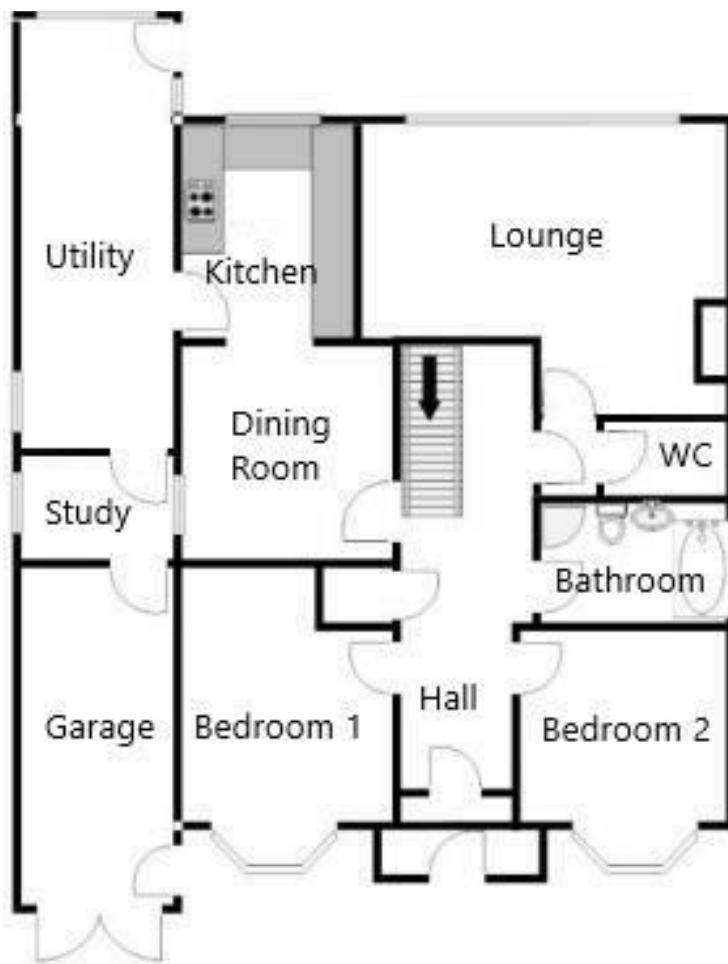
## GENERAL INFORMATION

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.

# 118 Whetstone Lane, 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |