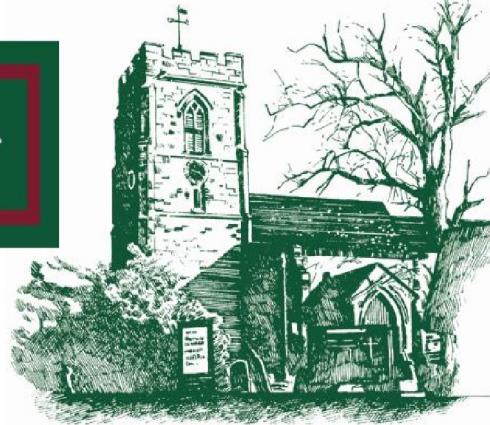


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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58 Westbrook Avenue, Aldridge, WS9 0DA Guide Price £249,950

A traditional style semi detached residence in need of general modernisation occupying an excellent position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Lounge * Dining/Kitchen * Three Bedrooms * Shower Room *
Tandem Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No
Upward Chain

Council Tax Band B
Local Authority - Walsall



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

58 Westbrook Avenue, Aldridge



lounge



Dining/kitchen



Dining/Kitchen



Bedroom One



Bedroom Two

58 Westbrook Avenue, Aldridge



Bedroom Three



Modern Shower Room



Rear Garden

58 Westbrook Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style three bedroom semi detached residence that is in need of general modernisation. The property occupies an excellent position in this sought after residential location 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 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 windows to front elevation.

RECEPTION HALL

having entrance door, central heating radiator, two wall light points and cloaks cupboard off.

LOUNGE

4.34m x 3.20m (14'3 x 10'6)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point, two wall light points, two central heating radiators and double opening connecting doors leading to:

FITTED DINING/KITCHEN

4.88m x 3.51m (16'0 x 11'6)

two PVCu double glazed windows to rear elevation, ceiling light point, additional fluorescent strip light, two wall light points, central heating radiator, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine, space for cooker and pantry off.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.51m x 3.05m (11'6 x 10'0)

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

58 Westbrook Avenue, Aldridge

BEDROOM TWO

3.51m x 3.05m (11'6 x 10'0)

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

BEDROOM THREE

2.36m x 1.83m (7'9 x 6'0)

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

SHOWER ROOM

2.24m x 1.83m (7'4 x 6'0)

PVCu double glazed frosted window to rear elevation, shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator, ceiling light point and airing cupboard off housing the "Vaillant" central heating boiler.

OUTSIDE

SIDE TANDEM GARAGE

14.02m x 2.44m max (46'0 x 8'0 max)

double opening doors to front, door and windows to side, light and power.

FORE GARDEN

concrete driveway providing off road parking, lawn and side borders.

GOOD SIZED REAR GARDEN

paved patio area and path, lawn, mature borders and shrubs.

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.

58 Westbrook 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	