

CHRIS FOSTER & Daughter

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3 Devon Crescent, Aldridge, WS9 8JH **Asking Price £230,000**

Chris Foster & Daughter are pleased to offer for sale this three bedroom semi-detached property in a much sought after location within Aldridge. The accommodation comprises in brief: entrance hall, lounge/diner, kitchen, utility area, three bedrooms, shower room and separate w.c. Further benefits include double glazing and central heating (both where specified), front and rear gardens and a driveway. The property is available with no upward chain so immediate viewing is highly recommended in order to avoid potential disappointment.

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



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



3 Devon Crescent, Aldridge



Lounge/Diner



Lounge/Diner



Kitchen



Kitchen



Utility Area



Bedroom One

3 Devon Crescent, Aldridge



Bedroom Two



Bedroom Three



Shower Room



W.C



Rear Garden



Rear Garden

3 Devon Crescent, Aldridge

Aldridge

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.

Frontage

Having a lawned garden flanked by paved driveway giving off road parking and leading to door to:-

Hall

With stairs rising to the first floor, under-stairs cupboard, central heating radiator, door to kitchen and door to:-

Lounge/Diner

5.82m max.x 4.01m max (19'1" max.x 13'2" max)

With two central heating radiators, uPVC double glazed windows to the front and rear and door to:-

Kitchen

4.01m max x 2.54m max (13'2" max x 8'4" max)

Having a range of eye and base level units with work surface over incorporating single drainer sink unit, tiled splashbacks, two uPVC double glazed windows to the rear and door to:-

Utility Area

2.79m x 1.30m (9'2" x 4'3")

With frosted uPVC double glazed window to the side, wall-mounted boiler and part frosted uPVC double glazed door to the side.

First Floor Landing

With uPVC double glazed window to the side, loft access and doors off to:-

Bedroom One

4.11m max x 3.05m max (13'6" max x 10'0" max)

With central heating radiator, built-in cupboard and uPVC double glazed window to the front.

Bedroom Two

4.27m max x 2.69m max (14'0" max x 8'10" max)

With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three

3.05m x 1.96m (10'0" x 6'5")

With central heating radiator, built-in cupboard and uPVC double glazed window to the front.

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Shower Room

Having a corner shower cubicle, wash hand basin, tiled walls and frosted uPVC double glazed window to the rear.

W.C

With low flush w.c and uPVC double glazed window to the rear.

Rear Garden

Having concrete patio with lawned garden beyond.

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.

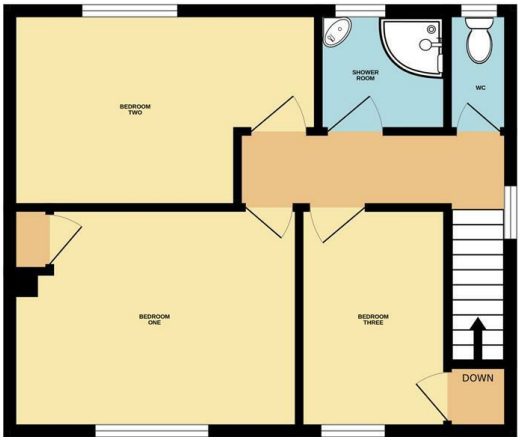
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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