

CHRIS FOSTER & Daughter

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9 Cliveden Avenue, Aldridge, WS9 8HG Guide Price £295,000

A three bedroom semi detached family residence in need of general modernisation occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge / Dining Room * Fitted Kitchen * Utility * Ground Floor WC * Three Bedrooms * Bathroom * Side Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain *

Council Tax Band C
Local Authority - Walsall



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



9 Cliveden Avenue, Aldridge



Reception Hall



Through Lounge / Diner



Through Lounge / Diner

9 Cliveden Avenue, Aldridge



Fitted Kitchen



Utility



Bedroom One



Bedroom Two



Bedroom Three

9 Cliveden Avenue, Aldridge



Bathroom



Rear Garden



Rear Elevation

9 Cliveden Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious semi detached family residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position in this highly sought after residential location close to local amenities at Lazy Hill and further afield at 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

having PVCu double glazed french doors and windows to front elevation, wall light and laminate flooring.

RECEPTION HALL

having entrance door to front elevation, ceiling light point, ceiling coving, central heating radiator and under stair storage.

THROUGH LOUNGE / DINING ROOM

8.08m x 3.45m (26'06 x 11'04)

having PVCu double glazed windows to front and rear elevations, two ceiling light points, ceiling coving, two central heating radiators, feature fireplace with gas coal effect fire fitted.

FITTED KITCHEN

2.62m x 2.11m (8'07 x 6'11)

having PVCu double glazed window to rear elevation, ceiling light point, range of wall, base units and drawers, working surfaces with tiled surround and bowl and half drainer sink having mixer tap over, built in electric oven and gas hob, space for fridge and laminate flooring.

UTILITY

2.54m x 2.06m (8'04 x 6'09)

having PVCu double glazed window and door to rear elevation, ceiling light point, central heating radiator, wall units and working surface, space and plumbing for washing machine, space for tumble dryer and fridge/freezer, and tiled flooring.

GUEST CLOAKROOM

having ceiling light point, WC and tiled flooring.

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FIRST FLOOR LANDING

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

BEDROOM ONE

3.73m x 2.87m (plus robes) (12'03 x 9'05 (plus robes))

having PVCu double glazed window to front elevation, ceiling light point, ceiling coving, central heating radiator, built in wardrobes and laminate flooring.

BEDROOM TWO

3.63m x 3.30m (11'11 x 10'10)

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

BEDROOM THREE

2.13m;3.35m x 2.01m (7;11 x 6'07)

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

BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, WC, pedestal wash hand basin, panelled bath with electric 'Triton' shower over, central heating radiator, airing cupboard off housing wall mounted 'Worcester' central heating boiler.

OUTSIDE

SIDE GARAGE

5.03m x 2.54m (16'06 x 8'04)

having up and over garage door to front elevation, ceiling light point and tiled flooring.

FORE GARDEN

having block paved driveway, lawned area and fenced border.

REAR GARDEN

having patio, lawned areas with path leading to greenhouse, fenced borders and useful shed.

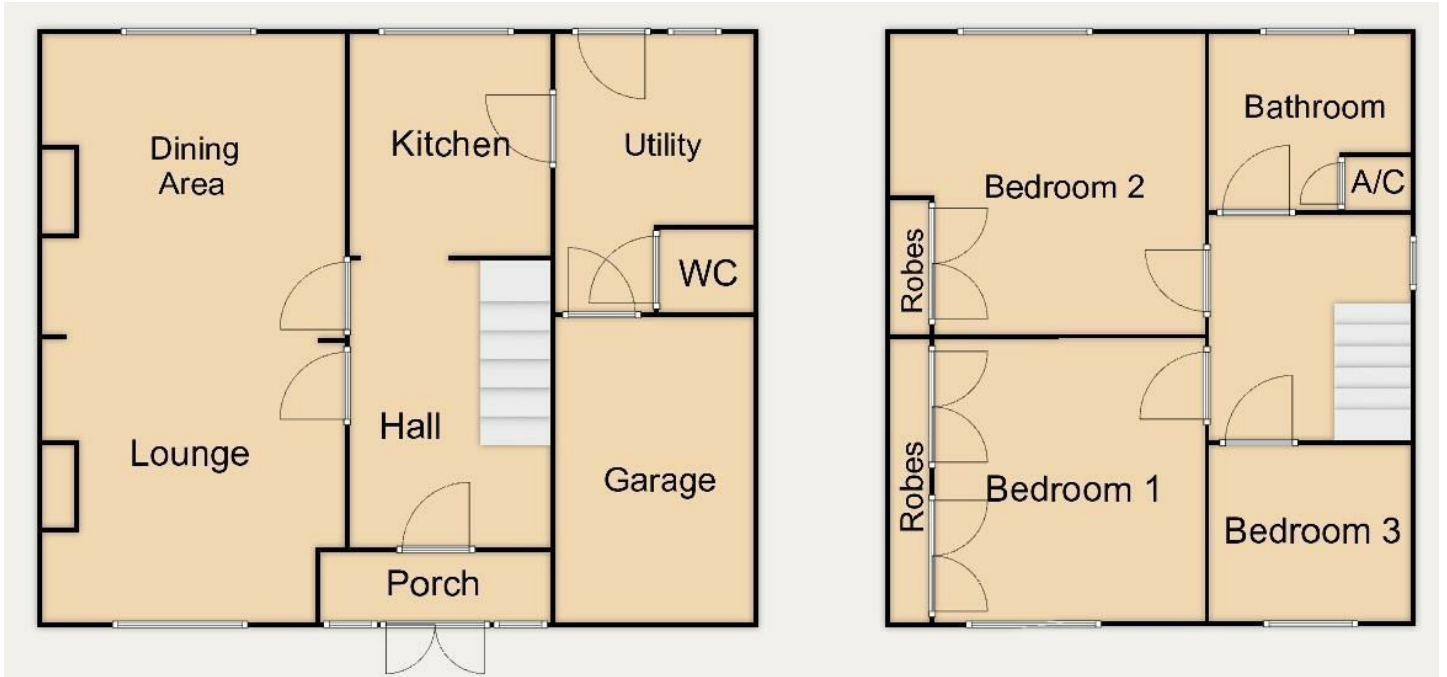
GENERAL INFORMATION

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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		