CHRIS FOSTER & Daughter

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124 Birmingham Road, Walsall
Asking Price £500,000

Chris Foster & Daughter are pleased to offer for sale this generously proportioned, much extended, two/three bedroom detached bungalow in a much sought after location in Aldridge. The accommodation comprises in brief: entrance vestibule, hallway, lounge, extended kitchen, utility, sitting room/bedroom, two further bedrooms, bathroom and loft room with w.c. Further benefits include double glazing and central heating (both where specified), extremely generous rear garden with garden w.c, multi-vehicle in-and-out driveway and good sized garage. Immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - E
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

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124 Birmingham Road, Walsall



Front



Kitchen



Kitchen



Kitchen



Utility



Lounge

124 Birmingham Road, Walsall



Sitting Room/Bedroom



Bathroom



Bedroom



Bedroom



Garden W.C



Garage

124 Birmingham Road, Walsall



Garden



Garden



Garden

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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 (catchments should be checked)

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.

Entrance Vestibule
With tiled floor and part stained glass door to:-

Hallway
With central heating radiator and doors off to:-

Sitting Room/Bedroom
4.22m max x 3.94m max (13'10" max x 12'11" max)
With central heating radiator and uPVC double glazed window to front and side.

Bedroom One
3.94m max x 3.00m max (12'11" max x 9'10" max)
With central heating radiator and uPBVC. double glazed window to the rear.

Bedroom Two
3.63m max x 3.15m max (11'11" max x 10'4" max)
With central heating radiator and uPVC double glazed window to the front.

Bathroom
Having a suite comprising bath, corner shower cubicle, low flush w.c, wash hand basin, heated towel rail, tiled walls and frosted uPVC double glazed window to the side.

Lounge
6.12m x 3.00m (20'1" x 9'10")
With stairs rising to loft room, central heating radiator, uPVC double glazed window to side, double glazed french doors to the rear and glazed folding door to:-

Kitchen
5.87m max 2.62m min x 4.01m max 2.49m min (19'3" max 8'7" min x 13'2" max 8'2" min)
Having a range of eye and base level unites with work surface over incorporating one and a half bowl single drainer sink unit, uPVC double glazed windows to the side and rear, part uPVC double glazed door to the rear, door to garage, central heating radiator and walk-through to:-

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Utility
3.10m x 1.45m (10'2" x 4'9")
Having a range of fitted units with work surface over incorporating Belfast style sink, tiled splashback, plumbing for appliance and part frosted uPVC double glazed door to the side.

Loft Landing
With door to:-

Loft Room
4.06m max into sloping roof x 4.04m max into slopi (13'4" max into sloping roof x 13'3" max into slopi)
With central heating radiator, uPVC double glazed window to the front, double glazed skylight to the rear and door off to:-

W.C
With low flush w.c, pedestal wash hand basin, tiled splashback and storage to eaves.

Garage
9.60m x 3.15m (31'6" x 10'4")
With up & over door to the front, power & light, two frosted uPVC double glazed windows to the side and part frosted uPVC double glazed door to the side.

Outside

Front
Having a block-paved in & out driveway with raised gravelled border, leading to garage.

Rear Garden
Having a decked and block-paved patio with step up to extremely generous lawned garden beyond with shrub and tree borders. Pedestrian gate from the front, brick-built store and door to:-

Garden W.C
Having low flush w.c, wash hand basin and frosted uPVC double glazed window to the rear.

GENERAL INFORMATION Sales Freehold
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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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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