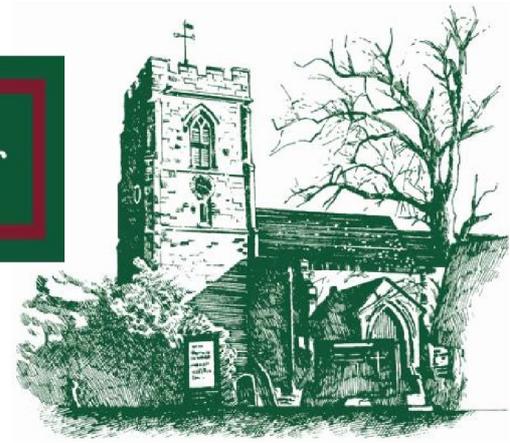


# CHRIS FOSTER & Daughter

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## 23 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £275,000

A semi detached bungalow residence that has been partially refurbished, occupying an excellent position in this sought after residential location close to local amenities.

\* Reception Hall \* Superb Open Plan Living Space/Luxury Kitchen \* Conservatory \* Two Bedrooms \* Bathroom \* Detached Garage/Workshop \* Ample Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band C  
Local Authority - Walsall



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



# 23 Norfolk Crescent, Aldridge



Superb Open Plan Living Space/Luxury Kitchen



Superb Open Plan Living Space/Luxury Kitchen



Luxury Kitchen Area



Conservatory

# 23 Norfolk Crescent, Aldridge



Bedroom One



Bedroom Two



Modern Bathroom

## 23 Norfolk Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this semi detached bungalow residence that has been partially refurbished by the present owners. The property occupies an excellent position in this sought after residential location close to local amenities at Lazy Hill together with 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:

### **RECEPTION HALL**

PVCu double glazed frosted entrance door, ceiling light point and airing cupboard off housing the 'Ideal' central heating boiler.

### **SUPERB OPEN PLAN LIVING SPACE/LUXURY KITCHEN**

10.21m x 3.53m (33'6 x 11'7)

PVCu double glazed windows to front and rear elevations, feature fireplace with log burner fitted, two central heating radiators, three ceiling light points, four wall light points, range of luxury fitted high gloss wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in 'Siemens' electric double oven and hob with stainless steel extractor canopy, integrated dishwasher and fridge/freezer and door leading to:

### **CONSERVATORY**

6.20m x 2.72m (20'4 x 8'11)

PVCu double glazed door and windows to rear elevation, two central heating radiators and two wall light points.

### **BEDROOM ONE**

3.25m x 3.07m (10'8 x 10'1)

PVCu double glazed window to rear elevation, built in wardrobe, additional fitted wardrobes with double bed recess and overhead storage, central heating radiator and ceiling light point.

### **BEDROOM TWO**

3.25m x 2.74m (10'8 x 9')

PVCu double glazed windows to the front and side elevations, central heating radiator and ceiling light point.

# 23 Norfolk Crescent, Aldridge

## **MODERN BATHROOM**

PVCu double glazed frosted window to side elevation, jacuzzi bath with mixer tap and shower attachment fitted, vanity wash hand basin and wc unit with storage cupboard, ceiling light point, loft access and extractor fan.

## **OUTSIDE**

### **FORE GARDEN**

double opening gates to front, lawn, side borders and shrubs, security light, outside tap, block paved driveway providing extensive off road parking and double opening gates leading to:

### **REAR GARDEN**

with additional block paved off road parking, paved patio, lawn, security lighting and access to:

### **DETACHED GARAGE/WORKSHOP**

7.26m x 4.88m (23'10 x 16')

up and over and pedestrian door to front elevation, window to side, light and power.

## **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.

# 23 Norfolk Crescent, Aldridge



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
67	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	