

CHRIS FOSTER & Daughter

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251 Bosty Lane, Aldridge, WS9 0QE Guide Price £395,000

A particularly spacious traditional style detached bungalow residence in need of general modernisation that enjoys the benefit of a rear annex extension currently used as a snooker room. The property occupies an excellent position in a highly sought after location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Fitted Kitchen * Utility * Wet Room * Snooker Room/Bar * 2 Double Bedrooms * Shower Room * Storage Garage * Ample Off Road Parking * Gas Central Heating * Pvcu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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



251 Bosty Lane, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Utility



Snooker Room Annex

251 Bosty Lane, Aldridge



Snooker Room Sitting Area



Snooker Room Bar



Snooker Room Annex



Bedroom One



Bedroom One



Bedroom Two

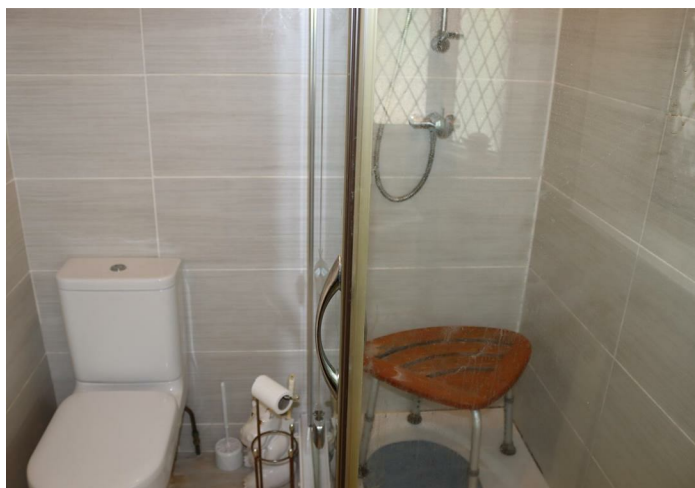
251 Bosty Lane, Aldridge



Bedroom Two



Shower Room



Shower Room



Rear Garden



Rear Garden



Rear Elevation

251 Bosty Lane, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious traditional style detached bungalow residence that is in need of general modernisation. The property enjoys the benefit of a rear annex extension currently used as a snooker room and bar but could be used for a variety of uses. Occupying an excellent position in a highly sought after location with open aspect to front, the bungalow is within easy reach of local amenities including 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

PVCu double glazed door and windows to front, tiled floor and ceiling light point.

RECEPTION HALL

PVCu double glazed entrance door, radiator, two wall light points, loft access and storage cupboard off.

LOUNGE/DINING ROOM

6.35m x 5.08m (20'10 x 16'8)

PVCu double glazed double opening doors and window to rear, feature fireplace with gas coal effect fire fitted, two radiators and two ceiling light points.

FITTED KITCHEN

4.55m x 2.54m (14'11 x 8'4)

PVCu double glazed windows to rear and side, tiled floor, radiator, two fluorescent strip lights, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset double sink and drainer having mixer tap over, space for cooker and fridge and wall mounted 'Vaillant' central heating boiler housed in matching unit.

UTILITY

5.87m x 2.21m (19'3 x 7'3)

PVCu double glazed door to rear, tiled floor, ceiling light point and additional inset ceiling spotlights, radiator, fitted base units, three sky light windows and working surface with space below for appliances.

WET ROOM

being tiled with space for wall mounted shower, wc, wash hand basin and ceiling light point.

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SNOOKER ROOM EXTENSION

8.94m x 4.88m (29'4 x 16')

PVCu double glazed windows and patio doors leading to the rear garden, three radiators, wall mounted gas heater, five wall lights and 'over table' snooker light, sitting area and built in bar. This room could be used for a variety of other uses.

BEDROOM ONE

4.98m x 3.23m (16'4 x 10'7)

PVCu double glazed bay window to front, fitted wardrobes, radiator and ceiling light point.

BEDROOM TWO

4.01m x 3.30m (13'2 x 10'10)

PVCu double glazed bay window to front, fitted wardrobes, radiator and ceiling light point.

MODERN SHOWER ROOM

2.74m x 1.63m (9' x 5'4)

PVCu double glazed window to side, additional bay window to front, shower enclosure, vanity wash hand basin with storage cupboard below, wc, tiled walls, radiator and inset ceiling spotlights.

STORAGE GARAGE

3.07m x 2.06m (10'1 x 6'9)

double opening doors to front, light and power.

FORE GARDEN

block paved driveway providing ample off road parking, security light, lawn with borders and shrubs.

REAR GARDEN

block paved patio, outside tap and lighting, additional security light, lawn with mature borders and shrubs and two storage sheds.

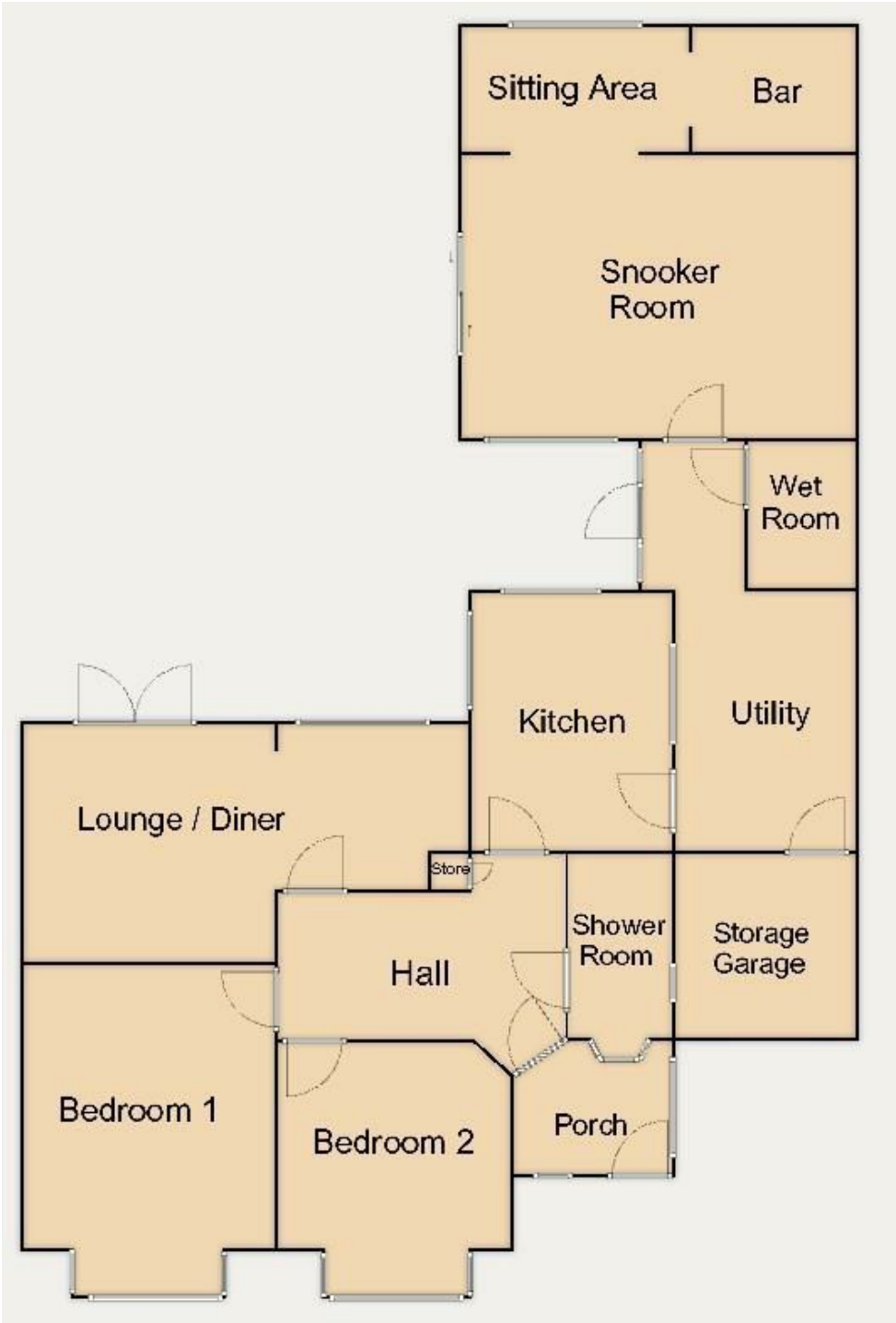
GENERAL INFORMATION

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.

251 Bosty Lane, 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		