

# CHRIS FOSTER & Daughter

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## 31 Westfield Drive, Aldridge, WS9 8ZD Guide Price £460,000

A superbly appointed and tastefully presented, extended detached family residence, occupying an excellent position in this sought after residential location within easy walking distance of Aldridge village centre.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Impressive Open Plan Dining/Kitchen/Family Room \* Study \* Utility \* 3/4 Bedrooms - Master En Suite \* Family Bathroom \* Off Road Parking \* Landscaped Gardens \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 31 Westfield Drive, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Lounge



Superb Dining/Kitchen/Family Room

# 31 Westfield Drive, Aldridge



Superb Dining/Kitchen/Family Room



Superb Dining/Kitchen/Family Room



Superb Dining/Kitchen/Family Room



Utility

# 31 Westfield Drive, Aldridge



Utility



Bedroom One



Bedroom One



En Suite



Bedroom Two

# 31 Westfield Drive, Aldridge



Bedroom Three/Four



Bedroom Three/Four



Family Bathroom



Rear Garden



Rear Elevation

# 31 Westfield Drive, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed and tastefully presented, extended detached family residence, that occupies an excellent position in this sought after residential location within easy walking distance of 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 elevation, quarry tiled floor and ceiling spot lights.

## **RECEPTION HALL**

double glazed entrance door, ceiling light point, central heating radiator, laminate floor covering and under stairs storage cupboard off.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, wc, vanity wash hand basin with storage cupboard below, central heating radiator, tiled floor and ceiling light point.

## **LOUNGE**

4.22m x 4.19m (13'10 x 13'9)

PVCu double glazed bay window to front elevation and two PVCu double glazed windows to side all with fitted shutter blinds, laminate floor covering, ceiling light point, central heating radiator and feature entertainment wall with space for tv, side shelving and storage cupboards.

## **SUPERB OPEN PLAN DINING/FAMILY ROOM/LUXURY KITCHEN**

9.09m x 6.15m (29'10 x 20'2)

PVCu double glazed windows and two sets of PVCu double opening double glazed doors to rear, laminate floor covering, inset ceiling spot lights, two wall light points, central heating radiator, additional modern electric radiator and underfloor heating to the dining area, range of luxury fitted wall, base units and drawers, working surfaces with splashback panels and inset single drainer sink having mixer tap over, built in 'Bosch' electric double oven, gas hob with extractor canopy over, integrated microwave, dishwasher and fridge/freezer, archway leads to additional Pantry area with further fitted units, work top and space for additional appliance.

# 31 Westfield Drive, Aldridge

## UTILITY

2.97m x 2.82m max (9'9 x 9'3 max)

PVCu double glazed door and window to rear elevation, central heating radiator, inset ceiling spotlights, tiled floor, range of fitted units, space for washing machine and tumble drier, working surface with inset single drainer sink having mixer tap over and wall mounted 'Worcester' central heating boiler housed in matching unit.

## STUDY

2.51m x 1.91m (8'3 x 6'3)

PVCu double glazed window to front elevation, fitted desk with storage cupboards below, modern electric radiator, ceiling light point and laminate floor covering.

## FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

## BEDROOM ONE

3.68m x 3.66m (12'1 x 12')

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

## LUXURY EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure, vanity wash hand basin with storage cupboard below, wc, tiled floor, chrome heated towel rail, ceiling light point and extractor fan.

## BEDROOM TWO

2.97m x 2.95m (9'9 x 9'8)

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

## BEDROOM 3/4

4.98m x 3.43m (16'4 x 11'3)

ORIGINALLY TWO ROOMS. PVCu double glazed windows to front and rear elevations, range of fitted wardrobes, two ceiling light points, two central heating radiators and under eaves storage space.

## LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, shower bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

## OUTSIDE

### FORE GARDEN

tarmac driveway providing off road parking, gravelled area, shrubs and gated side access leading to:

### PRIVATE LANDSCAPED REAR GARDEN

paved patio and pathway leading to additional rear paved area, shaped lawn, side borders, timber fencing and outside tap.

## GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

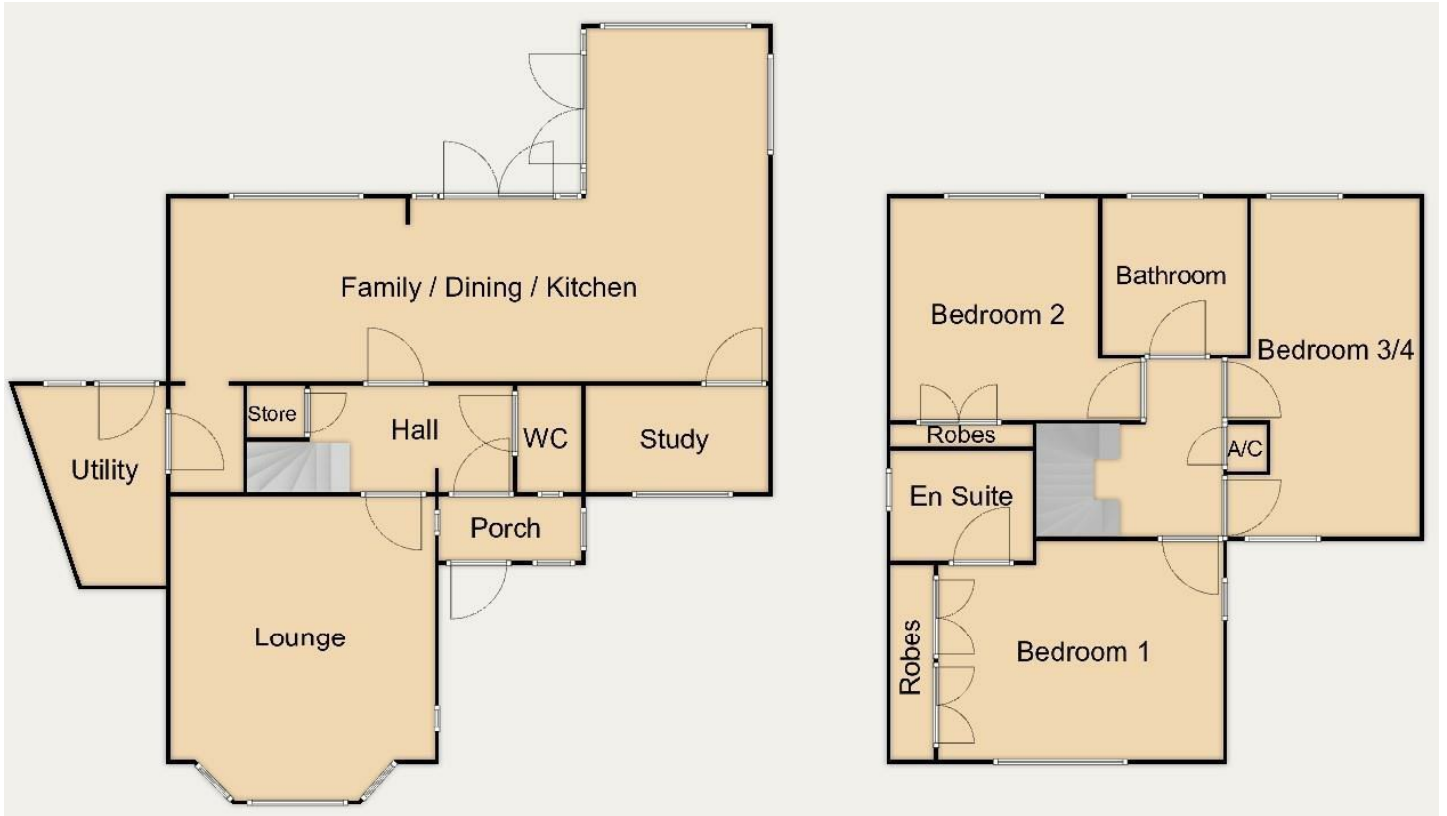
SERVICES All main services are connected together with telephone point subject to the usual regulations.

## **31 Westfield Drive, Aldridge**

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.

# 31 Westfield Drive, 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		