

# CHRIS FOSTER & Daughter

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## 1 Copy Hall Grove, Aldridge, WS9 8RP Guide Price £289,950

A traditional style, three bedroom semi detached residence in need of general modernisation occupying an excellent position in this quiet cul-de-sac within easy reach of local amenities.

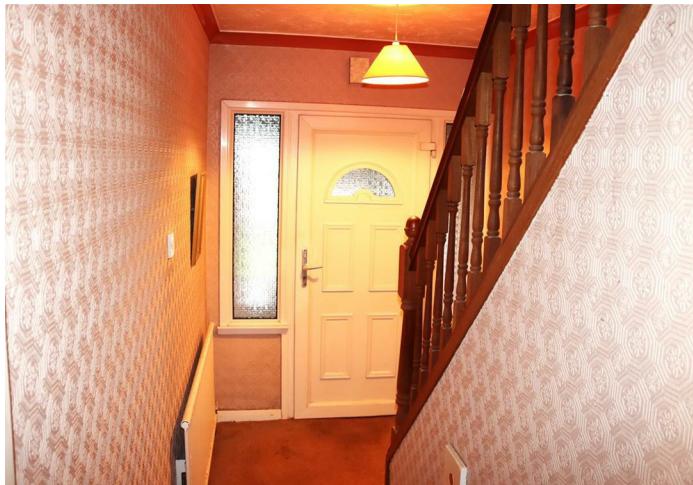
\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Fitted Kitchen \* Utility \* Three Bedrooms \* Bathroom \* Side Garage \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band C  
Local Authority - Walsall



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# 1 Copy Hall Grove, Aldridge



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen

# 1 Copy Hall Grove, Aldridge



Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two

# 1 Copy Hall Grove, Aldridge



Bedroom Three



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style three bedroom, semi detached residence that occupies an excellent position in this quiet residential cul-de-sac within easy reach of 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**

PVCu double glazed door and windows to front elevation, wall light point and quarry tiled floor.

## **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

## **IMPRESSIVE THROUGH LOUNGE/DINING ROOM**

8.13m x 3.81m (26'8 x 12'6)

PVCu double glazed bay window to front elevation and sliding patio door leading to the rear gardens, feature fireplace with gas fire fitted, central heating radiator, two ceiling light points and four wall light points.

## **FITTED KITCHEN**

3.35m x 2.74m (11'0 x 9'0)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, space for cooker, fridge and washing machine, ceiling light point, central heating radiator and stable style door leading to:

## **UTILITY**

3.45m x 2.82m max (11'3" x 9'3" max)

PVCu double glazed windows to the rear and side elevations, PVCu double glazed door leading to the rear gardens, tiled floor, wall light point and access to the garage.

## **FIRST FLOOR LANDING**

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

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## BEDROOM ONE

3.81m x 3.66m (12'6 x 12'0)

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

## BEDROOM TWO

4.19m x 2.90m min 3.66m max (13'8" x 9'6" min 12'0" max)

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

## BEDROOM THREE

2.74m x 2.13m (9'0 x 7'0)

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

## BATHROOM

PVCu double glazed frosted window to rear elevation, corner bath with shower over, vanity wash hand basin, WC, central heating radiator, ceiling light point and tiled walls.

## OUTSIDE

### SIDE GARAGE

4.65m x 2.82m (15'3 x 9'3)

up and over door to front and access to the utility.

### FORE GARDEN

paved driveway, lawn, side borders and side access leading to:

### REAR GARDEN

paved patio area and path, lawn, side borders, trees and shrubs.

## 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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