

# CHRIS FOSTER & Daughter

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## **22 Bankside Way, Aldridge, WS9 8XN** **Guide Price £319,950**

A well presented 3 bedroom semi detached family residence occupying an excellent position in this sought after location close to greenbelt countryside yet remaining within easy reach of local amenities.

\* Recessed Porch \* Reception Hall \* Through Lounge/Dining Room \* Conservatory \* Fitted Kitchen \* Utility \* Guest Cloakroom \* 3 Bedrooms \* Modern Shower Room \* Garage \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



**6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA**

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



## 22 Bankside Way, Aldridge



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



## 22 Bankside Way, Aldridge



Conservatory



Fitted Kitchen



Fitted Kitchen



Utility



Utility



## 22 Bankside Way, Aldridge



Guest Cloakroom



First Floor Landing



Bedroom One



Bedroom One



BedroomTwo



## 22 Bankside Way, Aldridge



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

## 22 Bankside Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented 3 bedroom semi detached family residence that occupies an excellent position in this sought after location close to greenbelt countryside yet remaining within easy reach of local amenities at Lazy Hill and further afield to 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:

### **RECESSED PORCH**

leading to:

### **RECEPTION HALL**

PVCu double glazed entrance door, radiator and ceiling light point.

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

7.32m x 3.28m (24' x 10'9)

PVCu double glazed bow window to front elevation, feature inset gas flame effect fire, two radiators, two ceiling light points and PVCu double glazed double opening doors leading to:

### **CONSERVATORY**

2.79m x 2.51m (9'2 x 8'3)

PVCu double glazed door and windows to rear elevation.

### **FITTED KITCHEN**

2.79m x 2.59m (9'2 x 8'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel double drainer sink having mixer tap over, space for cooker with stainless steel extractor canopy over, space for fridge, ceiling spotlights, skirting level electric heater and pantry off.

### **UTILITY**

3.30m x 2.39m (10'10 x 7'10)

PVCu double glazed door and window to rear elevation, working surface with space below for washing machine, radiator, ceiling light point and access to the garage.

# 22 Bankside Way, Aldridge

## GUEST CLOAKROOM

PVCu double glazed window to rear elevation, wc, vanity wash hand basin, half tiled walls and ceiling light point.

## FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access and airing cupboard off housing the 'Vaillant' central heating boiler.

## BEDROOM ONE

3.76m x 3.12m (12'4 x 10'3)

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

## BEDROOM TWO

3.43m x 2.72m (11'3 x 8'11)

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

## BEDROOM THREE

2.44m x 1.98m (8' x 6'6)

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

## MODERN SHOWER ROOM

PVCu double glazed window to rear elevation, shower enclosure with over head and hand held shower attachments, vanity wash hand basin, wc, tiled walls, chrome heated towel rail, ceiling spotlights and extractor fan.

## SIDE GARAGE

5.03m x 2.41m (16'6 x 7'11)

double opening doors to front and two fluorescent strip lights.

## FORE GARDEN

block paved driveway providing off road parking and lawn.

## REAR GARDEN

paved patio area, lawn with side borders and shrubs, outside tap, security light, timber fencing and two useful 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.

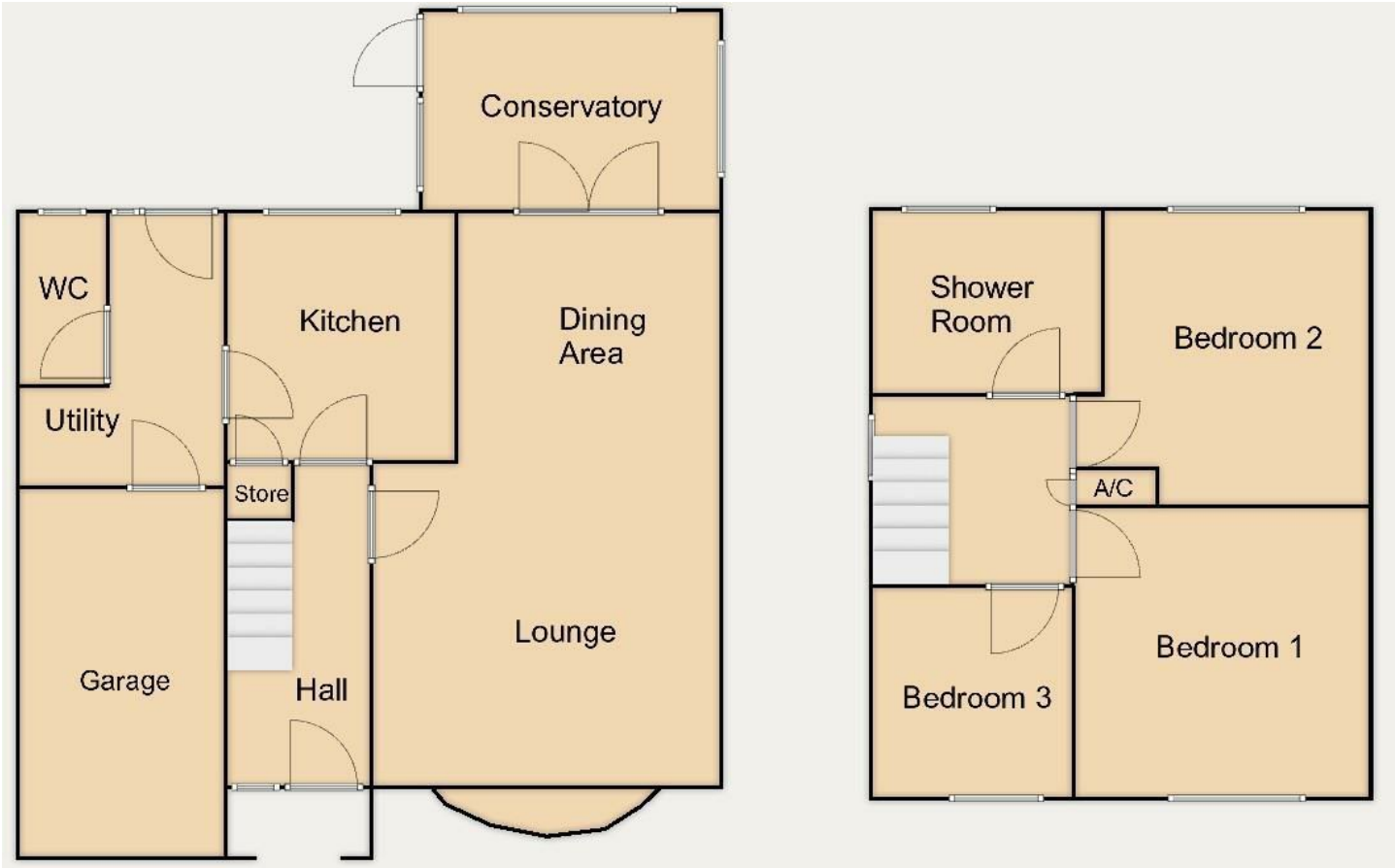
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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

## **22 Bankside Way, Aldridge**

the property and any items featured should be assumed not to be included unless stated within these sales particulars.



# 22 Bankside Way, 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 <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 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |