

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



1 Seven Acres, Aldridge, WS9 0EX Guide Price £450,000

A particularly spacious extended traditional style detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge * Extended Modern Fitted Dining/Kitchen * Study/Bedroom 4 * Guest Cloakroom * Enclosed Side Entry/Utility * 3 First Floor Bedrooms * Modern Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



1 Seven Acres, Aldridge



Reception Hall



Lounge



Lounge



Lounge



Extended Dining/Kitchen

1 Seven Acres, Aldridge



Extended Dining/Kitchen



Extended Dining/Kitchen



Study/Bedroom Four



Guest Cloakroom

1 Seven Acres, Aldridge



Utility



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

1 Seven Acres, Aldridge



Modern Bathroom



Modern Bathroom



Rear Garden



Rear Garden



Front Elevation

1 Seven Acres, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, extended traditional style detached family residence that occupies a quiet cul-de-sac position in this highly sought after residential location 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 elevation, tiled floor and wall light point.

RECEPTION HALL

entrance door, central heating radiator, ceiling light point, laminate floor covering and understairs storage cupboard off.

THROUGH LOUNGE

7.62m x 3.35m (25' x 11')

PVCu double glazed bay window to front elevation, feature fireplace, two central heating radiators, two ceiling light points and connecting doors leading to:

EXTENDED 'L' SHAPED DINING/KITCHEN

6.27m x 6.05m (20'7 x 19'10)

PVCu double glazed windows to rear and side elevations, PVCu double glazed patio door leading to the rear garden, two central heating radiators, two fluorescent strip lights and additional ceiling light point, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in 'Bosch' electric oven and hob with extractor canopy over, integrated fridge/freezer and dishwasher and space for washing machine.

REAR LOBBY

ceiling light point and access to guest cloakroom, side access and:

STUDY/BEDROOM FOUR

4.52m x 2.13m (14'10 x 7')

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

GUEST CLOAKROOM

wc, wash hand basin, central heating radiator and ceiling light point.

1 Seven Acres, Aldridge

ENCLOSED SIDE ENTRY/UTILITY

PVCu double glazed doors to front and rear elevations, wall mounted 'Ferrolì' central heating boiler, plumbing for washing machine, light and power points.

FIRST FLOOR LANDING

ceiling light point, loft access and large storage cupboard off.

BEDROOM ONE

3.96m x 3.35m (13' x 11')

PVCu double glazed bow window to front elevation, range of fitted wardrobes and dressing table, central heating radiator and ceiling light point.

BEDROOM TWO

3.35m x 2.72m (11' x 8'11)

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

BEDROOM THREE

4.67m x 2.26m (15'4 x 7'5)

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

MODERN BATHROOM

4.11m x 1.78m (13'6 x 5'10)

two PVCu double glazed frosted windows to rear elevation, jacuzzi bath with side mixer tap and shower attachment, vanity wash hand basin with storage cupboard and drawers below, wc, shower enclosure, tiled walls and floor, ceiling spotlights, central heating radiator and additional chrome heated towel rail.

OUTSIDE

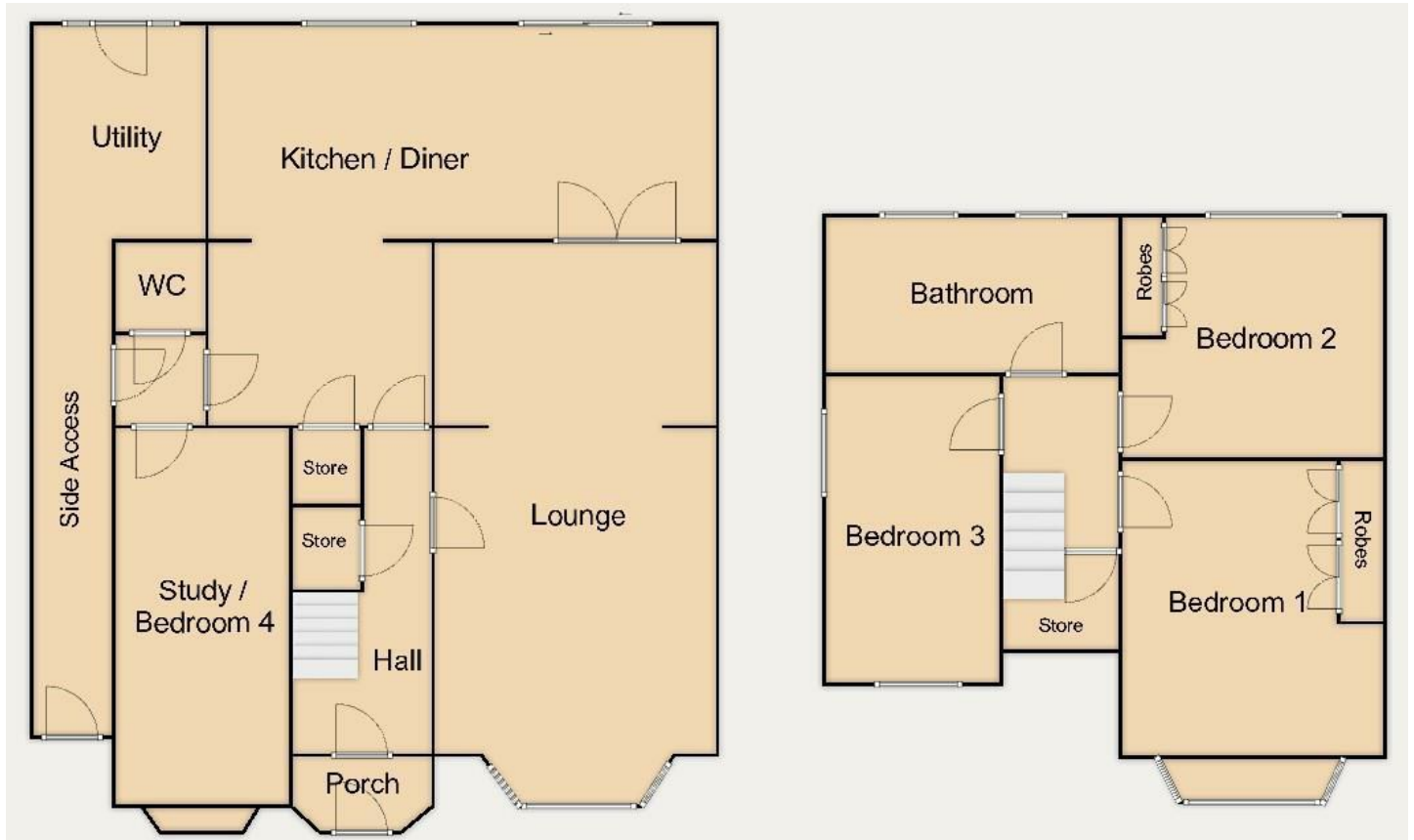
FORE GARDEN

lawn and block paved driveway providing off road parking.

REAR GARDEN

paved patio area, outside power supply and tap, lawn, borders and shrubs.

1 Seven Acres, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		
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 