CHRIS FOSTER & Daughter

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22 Walmer Meadow, Aldridge, WS9 8QQ
Guide Price £300,000

A particularly spacious, extended, three bedroom semi detached residence occupying an excellent position in this highly sought after residential location within easy walking distance of Aldridge village centre.

* Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room * Sitting Room * 'L' Shaped Breakfast/Kitchen * Three Bedrooms * Modern Shower Room * Side Garage & Car Port * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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22 Walmer Meadow, Aldridge

Lounge

Lounge

Dining Room

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Breakfast/Kitchen

Breakfast/Kitchen

Sitting Room

Guest Cloakroom

Bedroom One

22 Walmer Meadow, Aldridge

Bedroom One

Bedroom Two

Bedroom Two

Bedroom Three

Shower Room

Rear Garden

22 Walmer Meadow, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended, three bedroom semi detached family residence that occupies an excellent position in this highly 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:

RECEPTION HALL
entrance door, tiled floor, central heating radiator, two ceiling light points, cloaks cupboard off and meter cupboard.

GUEST CLOAKROOM
PVCu double glazed frosted window to front elevation, WC, pedestal wash hand basin, central heating radiator, ceiling light point and tiled walls and floor.

LOUNGE
4.88m x 4.19m (16'0 x 13'9)
PVCu double glazed bay window to the rear elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, three ceiling light points and understairs storage cupboard off.

DINING ROOM
3.91m x 2.44m (12'10 x 8'0)
frosted window to side elevation, central heating radiator, ceiling light point and sliding interconnecting doors leading to:

'L' SHAPED BREAKFAST/KITCHEN
5.23m x 4.37m (17'2 x 14'4)
two PVCu double glazed windows to front elevation, additional window to side elevation, three ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over, built in electric double oven, separate electric hob, space and plumbing for washing machine, space for fridge/freezer and access to:

SITTING ROOM
2.97m x 2.21m (9'9 x 7'3)
double glazed patio door leading to the rear gardens, central heating radiator and ceiling light point.

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FIRST FLOOR LANDING
ceiling light point, central heating radiator, loft access and airing cupboard off housing the "Worcester" central heating boiler.

BEDROOM ONE
4.04m x 2.97m (13'3 x 9'9)
PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and two wall light points.

BEDROOM TWO
3.35m x 2.97m (11'0 x 9'9)
PVCu double glazed window to the front elevation, two fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM THREE
2.92m x 1.83m (9'7 x 6'0)
PVCu double glazed window to the rear elevation, central heating radiator and ceiling light point.

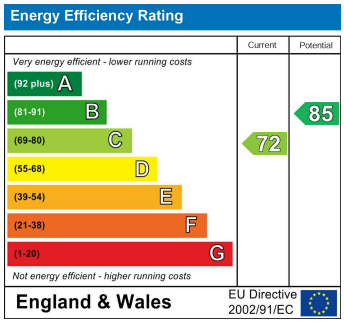
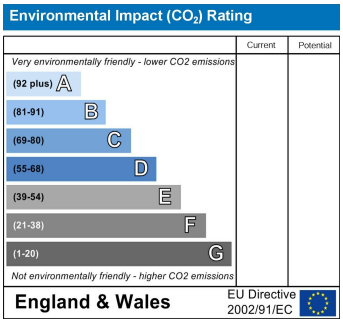
MODERN SHOWER ROOM
PVCu double glazed frosted window to front elevation, walk in shower enclosure, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls and floor and inset ceiling spotlights.

OUTSIDE

FORE GARDEN
lawn with side borders, outside power point, block paved driveway providing off road parking and access to:

CAR PORT & RECESSED GARAGE
16.46m x 2.62m (54'0 x 8'7)
electric roller door to front, PVCu double glazed door leading to the rear gardens, PVCu double glazed window to side, light and power.

REAR GARDEN
having paved patio area, lawn with side borders.

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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