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Bensley House 89 Stonnall Road, Aldridge, WS9 8JZ Guide Price £995,000

A truly imposing, substantial and individually designed character residence offering particularly spacious and beautifully appointed accommodation arranged over three floors. The property occupies a superb position on the edge of greenbelt countryside with stunning views over open fields to the rear and side elevations.

* Covered Storm Porch * Vestibule * Reception Hall * Guest Cloakroom * Cellar * Impressive Lounge * Sun Room * Dining Room * Fitted Breakfast/Kitchen * Utility * Boot Room * 6 Good Sized Bedrooms - Master En Suite * Luxury Family Bathroom * Separate WC * Ample Off Road Parking * Recently Installed Gas Central Heating System * Character Mullion Windows - Majority Double Glazed * Landscaped Grounds

Council Tax Band G
Local Authority - Walsall



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Bensley House 89 Stonnall Road, Aldridge



Guest Cloakroom



Lounge



Sun Room



Dining Room

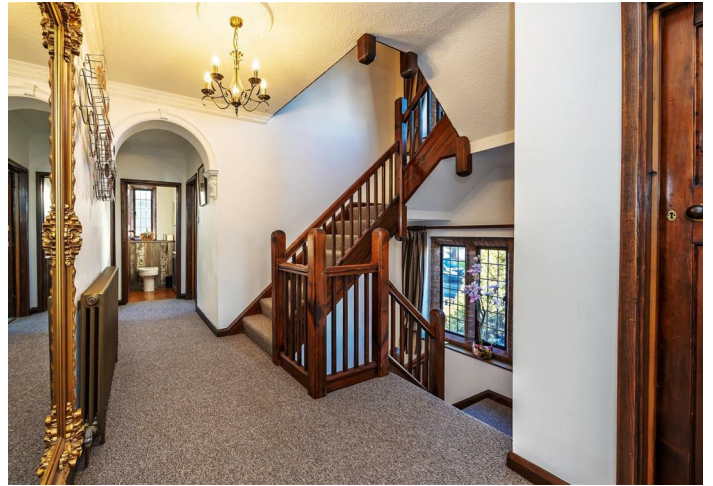


Fitted Breakfast/Kitchen

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Utility



First Floor Landing



Bedroom One



En Suite Shower Room



Bedroom Two

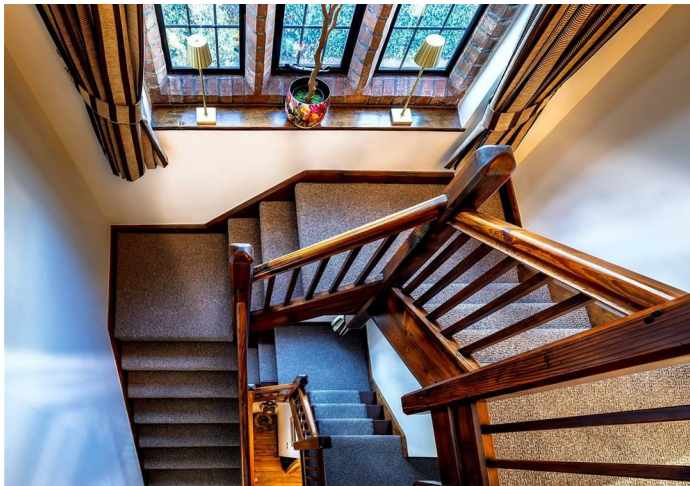


Bedroom Three

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Family Bathroom



Feature Staircase



Second Floor Landing



Bedroom Four



Bedroom Five

Bensley House 89 Stonnall Road, Aldridge



Bedroom Six



Rear Elevation



Rear Aerial View



Side Garden



Rear Garden/Outlook



Garden Pod

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An internal inspection is essential for the discerning purchaser to begin to fully appreciate this truly imposing, substantial and individually designed character residence offering particularly spacious and beautifully appointed accommodation arranged over three floors. The property occupies a superb position on the edge of greenbelt countryside with stunning views over open fields to the rear and side elevations yet remaining 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 majority double glazing, briefly comprises the following:

COVERED STORM PORCH

VESTIBULE

entrance door, ceiling light point and ceiling coving.

GUEST CLOAKROOM

double glazed frosted window to front elevation, wc, vanity wash hand basin, tiled floor, ceiling light point and access to:

CELLAR

ample storage space.

RECEPTION HALL

central heating radiator, ceiling light point and ceiling coving.

IMPRESSIVE LOUNGE

6.55m x 3.96m (21'6 x 13')

double glazed window to side elevation, feature fireplace with log burner, two ceiling light points, two central heating radiators and double opening French doors leading to:

SUN ROOM

3.61m x 3.02m (11'10 x 9'11)

double glazed double opening doors and windows to rear elevation, tiled floor and wall light point.

DINING ROOM

4.57m x 4.09m (15' x 13'5)

double glazed window to rear elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, three ceiling light points and ceiling coving.

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FITTED BREAKFAST/KITCHEN

6.55m x 3.63m (21'6" x 11'11")

double glazed windows to front and rear elevations, feature fireplace with ornamental range oven, ceiling light point and additional inset ceiling spotlights, vertical central heating radiator, range of oak fitted wall, base units and drawers, working surfaces with inset sink having mixer tap over, built in 'Stoves' gas oven and separate five ring gas hob with extractor canopy over, integrated dishwasher and space for table and chairs.

UTILITY

3.28m x 2.24m (10'9" x 7'4")

windows to rear and side elevations, fitted base units 'Belfast' sink with mixer tap over, space for washing machine, solid wood work surface and ceiling light point.

BOOT ROOM

3.12m x 2.29m (10'3" x 7'6")

door and window to side elevation, working surface with fitted units below, space for tumble drier and ceiling light point.

FIRST FLOOR LANDING

double glazed window to front elevation, central heating radiator, ceiling light point, ceiling coving and walk-in airing/storage cupboard off with double glazed window, light point and shelving.

BEDROOM ONE

5.94m x 3.96m (19'6" x 13')

double glazed windows to rear and side elevations, feature fireplace, built in wardrobe, central heating radiator, ceiling light point and two wall light points.

EN SUITE SHOWER ROOM

shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, wc, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

BEDROOM TWO

4.57m x 3.30m (15' x 10'10")

double glazed window to rear elevation, range of fitted wardrobes to one wall, central heating radiator and ceiling light point.

BEDROOM THREE

3.66m x 3.20m (12' x 10'6")

windows to rear and side elevations, feature fireplace, central heating radiator and ceiling light point.

LUXURY FAMILY BATHROOM

3.63m x 1.96m (11'11" x 6'5")

double glazed frosted window to front elevation, walk-in shower enclosure with overhead and hand held shower attachments, free standing bath with side mixer tap, 'his and hers' wash hand basins, Victorian style central heating radiator/towel rail, ceiling spotlights and tiled floor.

SEPARATE WC

double glazed frosted window to side elevation, wc, central heating radiator and ceiling light point.

SECOND FLOOR LANDING

double glazed window to front elevation, ceiling light point, loft access and storage cupboard off.

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BEDROOM FOUR

4.39m min x 4.04m (14'5 min x 13'3)

double glazed window to side elevation, feature fireplace, central heating radiator and two ceiling light points.

BEDROOM FIVE

4.50m x 3.78m (14'9 x 12'5)

window to side elevation and additional 'Velux' roof window to rear, feature fireplace, fitted wardrobes and under eaves storage, central heating radiator and ceiling light point.

BEDROOM SIX

4.57m x 3.73m (15' x 12'3)

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

OUTSIDE

FORE GARDEN

lawn with side borders, hedged boundary, outside lighting, block paved driveway with gated access provides ample off road parking and double opening gates lead to additional block paved area and outside tap.

SIDE GARDEN

lawn with side borders and useful shed.

REAR GARDEN

block paved patio and additional decked area, lawn, side borders, trees and shrubs, water feature, garden pod, outside lighting and superb open views.

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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