

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



217 Little Aston Road, Aldridge, WS9 0PA Guide Price £515,000

A particularly spacious, well presented, end terraced, character cottage occupying a superb semi rural position in this highly sought after residential location enjoying open views to the front yet within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Guest Cloakroom * Impressive Through Lounge * Luxury Fitted Open Plan Dining Kitchen * Three Good Sized Double Bedrooms * Modern Bathroom & Separate Shower Room * Garage & Off Road Parking * Good Sized Rear Garden * Outside WC * Gas Central Heating System * 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



217 Little Aston Road, Aldridge



Through Lounge



Luxury Open Plan Dining/Kitchen



Luxury Open Plan Dining/Kitchen

217 Little Aston Road, Aldridge



Luxury Open Plan Dining/Kitchen



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

217 Little Aston Road, Aldridge



Bedroom Two



Bedroom Three



Bedroom Three



Modern Bathroom



Modern Bathroom



Shower Room

217 Little Aston Road, Aldridge



Rear Garden



Open Aspect to Front

217 Little Aston Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious and characterful end terraced cottage that occupies a superb semi rural position in this highly sought after residential location enjoying an open aspect to the front elevation and being 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 double glazing briefly comprises the following:

RECEPTION HALL

having composite entrance door, stained glass PVCu double glazed window to front elevation, laminate floor covering, central heating radiator and ceiling light point.

GUEST CLOAKROOM

frosted window to front elevation, WC, vanity wash hand basin with storage cupboard below, laminate floor covering, central heating radiator, ceiling light point and under stairs storage cupboard off.

IMPRESSIVE THROUGH LOUNGE

5.94m x 3.33m (19'6 x 10'11)

PVCu double glazed bow window to front elevation, PVCu double glazed window and double opening doors leading to the rear garden, feature fireplace with gas coal effect fire fitted, engineered oak wood flooring, central heating radiator and ceiling light point.

LUXURY FITTED OPEN PLAN DINING KITCHEN

5.72m x 5.05m (18'9 x 16'7)

double glazed bow window to front elevation, PVCu double glazed window and bi-fold doors to the rear elevation, range of luxury fitted high gloss wall, base units and drawers, Quartz working surface incorporating drainer and stainless steel sink with mixer tap over, matching upstands, built in "AEG" oven, microwave and five ring gas hob with stainless steel extractor canopy over, integrated fridge/freezer, dishwasher and washing machine, two central heating radiators and ceiling spotlights.

FIRST FLOOR LANDING

double glazed window to front elevation, loft access, three ceiling light points and storage cupboard off housing the "Worcester" central heating boiler.

217 Little Aston Road, Aldridge

BEDROOM ONE

5.13m x 3.40m (16'10 x 11'2)

double glazed windows to the front and rear elevations, fitted wardrobes, two central heating radiators and two ceiling light points.

BEDROOM TWO

5.13m x 3.05m (16'10 x 10'0)

double glazed windows to the front and rear elevations, two central heating radiators and two ceiling light points.

BEDROOM THREE

3.96m max x 3.20m (13'0 max x 10'6)

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

MODERN BATHROOM

double glazed frosted window to front elevation, panelled bath with shower over, tiled surround and shower screen fitted, vanity wash hand basin with storage drawer below, WC, heated towel rail and ceiling light point.

SEPERATE SHOWER ROOM

double glazed frosted window to rear elevation, walk-in shower enclosure, vanity wash hand basin with storage drawer below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

FORE GARDEN

having gravelled driveway providing extensive off road parking, lawn, brick boundary wall, shrubbed borders and security light.

GOOD SIZED REAR GARDEN

paved patio area, security light, lawn with mature well stocked borders, additional lawned area to rear with further mature borders, trees and shrubs, large storage shed and outside WC.

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.

217 Little Aston Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 