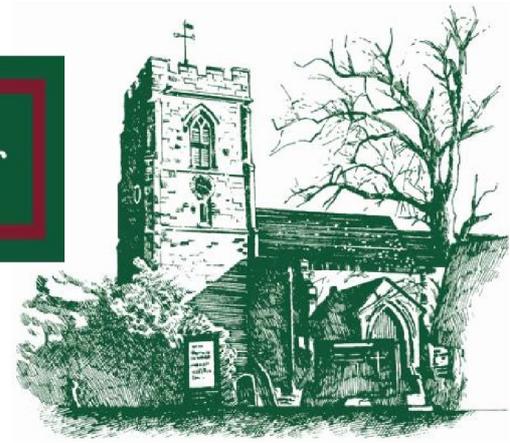


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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32 Westbrook Avenue, Aldridge, WS9 0DA Guide Price £285,000

A well presented, traditional style, three bedroom semi detached residence occupying an excellent position in this sought after residential location within easy reach of local amenities including Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Utility *
Three Bedrooms * Modern Bathroom * Storage Garage * Off Road Parking * Gas Central
Heating System * PVCu Double Glazing

Council Tax Band B
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



32 Westbrook Avenue, Aldridge



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



32 Westbrook Avenue, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

32 Westbrook Avenue, Aldridge



Bathroom



Rear Garden



Front Elevation

32 Westbrook Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented, three bedroom, semi detached residence that occupies an excellent position in this 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 and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and under stairs storage cupboard off.

LOUNGE

4.34m x 3.10m (14'3 x 10'2)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point and central heating radiator.

MODERN FITTED DINING/KITCHEN

4.93m x 3.43m (16'2 x 11'3)

two PVCu double glazed windows to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, feature ornamental cast iron fireplace, built in electric oven, gas hob with extractor canopy over, integrated dishwasher, central heating radiator and two ceiling light points.

UTILITY

4.42m x 1.83m max (14'6 x 6'0 max)

PVCu double glazed door leading to the rear gardens, space and plumbing for washing machine, space for additional appliances, storage cupboard off, ceiling light point and access to the storage garage.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

3.45m x 3.05m (11'4 x 10'0)

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

32 Westbrook Avenue, Aldridge

BEDROOM TWO

3.43m x 2.82m (11'3 x 9'3)

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

BEDROOM THREE

2.41m x 1.96m (7'11 x 6'5)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead and handheld attachments, tiled surround and shower screen fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and airing cupboard off housing the "Worcester" central heating boiler.

OUTSIDE

STORAGE GARAGE

2.59m x 2.44m max (8'6 x 8'0 max)

with electric roller door.

FORE GARDEN

having shrubs and gravelled frontage providing off road parking for three cars.

REAR GARDEN

block paved patio, lawn, side borders and additional rear area with shed.

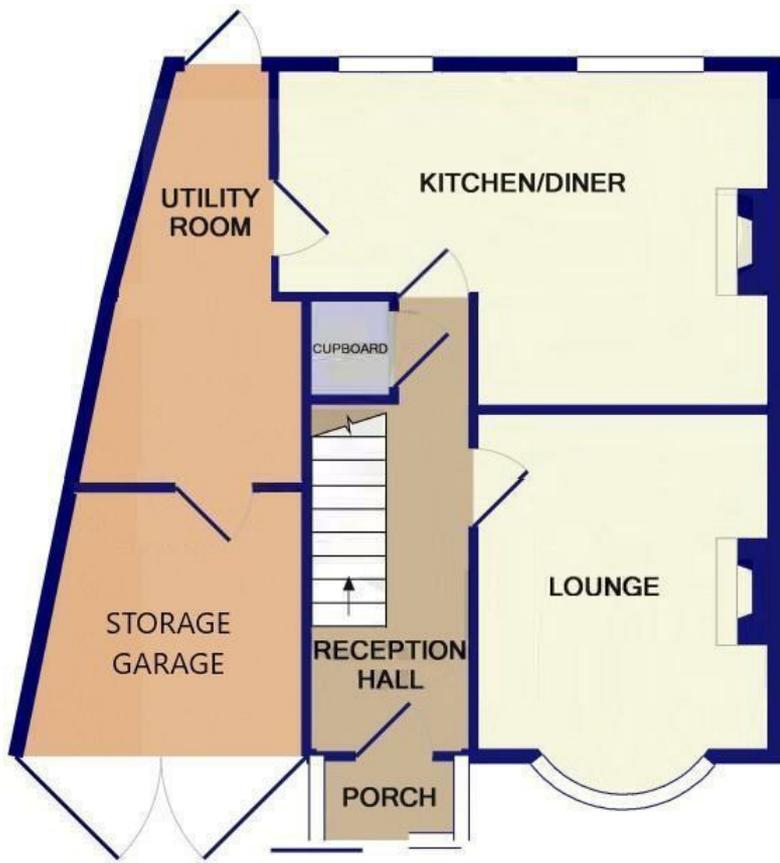
GENERAL INFORMATION

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.

32 Westbrook Avenue, Aldridge



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 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	