CHRIS FOSTER & Daughter

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12 Branchal Road, Aldridge, WS9 8SH
£299,000

Chris Foster & Daughter are pleased to offer for sale this superbly maintained two bedroom bungalow in a much sought after location within Aldridge. The accommodation comprises in brief: porch, hall, lounge, fitted kitchen, garage with utility area, two bedrooms and modern and stylish shower room. Further benefits include double glazing and central heating (both where specified), front and beautifully landscaped rear garden and a driveway. The property is available with no upward chain so immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - D
Local Authority - Walsall
EPC Rating - D

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12 Branchal Road, Aldridge



Lounge



Kitchen



Hall



Bedroom One



Bedroom Two



Shower Room

12 Branchal Road, Aldridge



Garage



Rear Garden



Rear Garden



Rear Garden

12 Branchal Road, Aldridge

Aldridge
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.

Frontage
Having a lawned garden with shrub borders flanked by block-paved driveway affording off road parking.

Porch
Having central heating radiator and door to:-

Hall
With door to lounge and door to:-

Kitchen
3.40m x 2.69m (11'2" x 8'10")
Having a range of modern and stylish eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled splashback, central heating radiator, tiled floor, window to garage and door to:-

Garage
6.93m max x 3.43m max 2.74m min (22'9" max x 11'3 max 9'0" min)
Having work surface with single drainer sink unit, plumbing for appliance, one and a half single drainer sink unit, shutter style electric garage door to front and part frosted uPVC double glazed door to the rear.

Lounge
5.56m x 3.61m (18'3" x 11'10")
With uPVC double glazed windows to the front and rear, central heating radiator, uPVC double glazed door to the rear and door to:-

Inner Hallway
With built-in cupboard and doors off to:-

Bedroom One
4.09m max x 3.18m max (13'5" max x 10'5" max)
With central heating radiator, built-in wardrobe and uPVC double glazed window to the rear.

Bedroom Two
3.10m max x 3.00m min (10'2" max x 9'10" min)
With built-in cupboard and uPVC double glazed window to the rear.

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Shower Room
With a modern suite comprising of shower cubicle with electric shower, wash hand basin, low flush w.c, part tiled walls, tiled floor and frosted uPVC double glazed window to the side.

Rear Garden
Being a particular feature of the property, the beautiful rear garden has a paved and gravel area with path leading up to landscaped lawned garden with well stocked flower and shrub borders. Timber shed, summer house and greenhouse.

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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