

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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152 Jessie Road, Aldridge, WS9 8HP Guide Price £219,950

An extremely well presented mid town house residence situated in this popular and convenient location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted Kitchen * 3 Bedrooms * Modern Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * Ideal First Purchase * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



152 Jessie Road, Aldridge



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room



152 Jessie Road, Aldridge



Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

152 Jessie Road, Aldridge



Luxury Bathroom



Rear Garden



Front Elevation

152 Jessie Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented mid town house residence that is situated in a popular and convenient location close to local amenities and within easy reach 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:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.54m x 3.51m (24'9 x 11'6)

PVCu double glazed bay window to front elevation and additional PVCu double glazed window to rear, two ceiling light points and two central heating radiators.

FITTED KITCHEN

3.51m x 2.41m (11'6 x 7'11)

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, built in electric oven, gas hob with extractor canopy over, space and plumbing for washing machine, tiled floor and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off housing the central heating boiler.

BEDROOM ONE

4.27m max x 3.81m (14' max x 12'6)

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

BEDROOM TWO

4.27m max x 2.90m (14' max x 9'6)

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

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BEDROOM THREE

2.59m x 2.54m (8'6 x 8'4)

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

LUXURY BATHROOM

two PVCu double glazed frosted windows to rear elevation, shower bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

FORE GARDEN

double width block paved driveway providing off road parking for two vehicles.

LANDSCAPED REAR GARDEN

paved patio area, raised lawn with side borders, rear timber deck and shed/summer house.

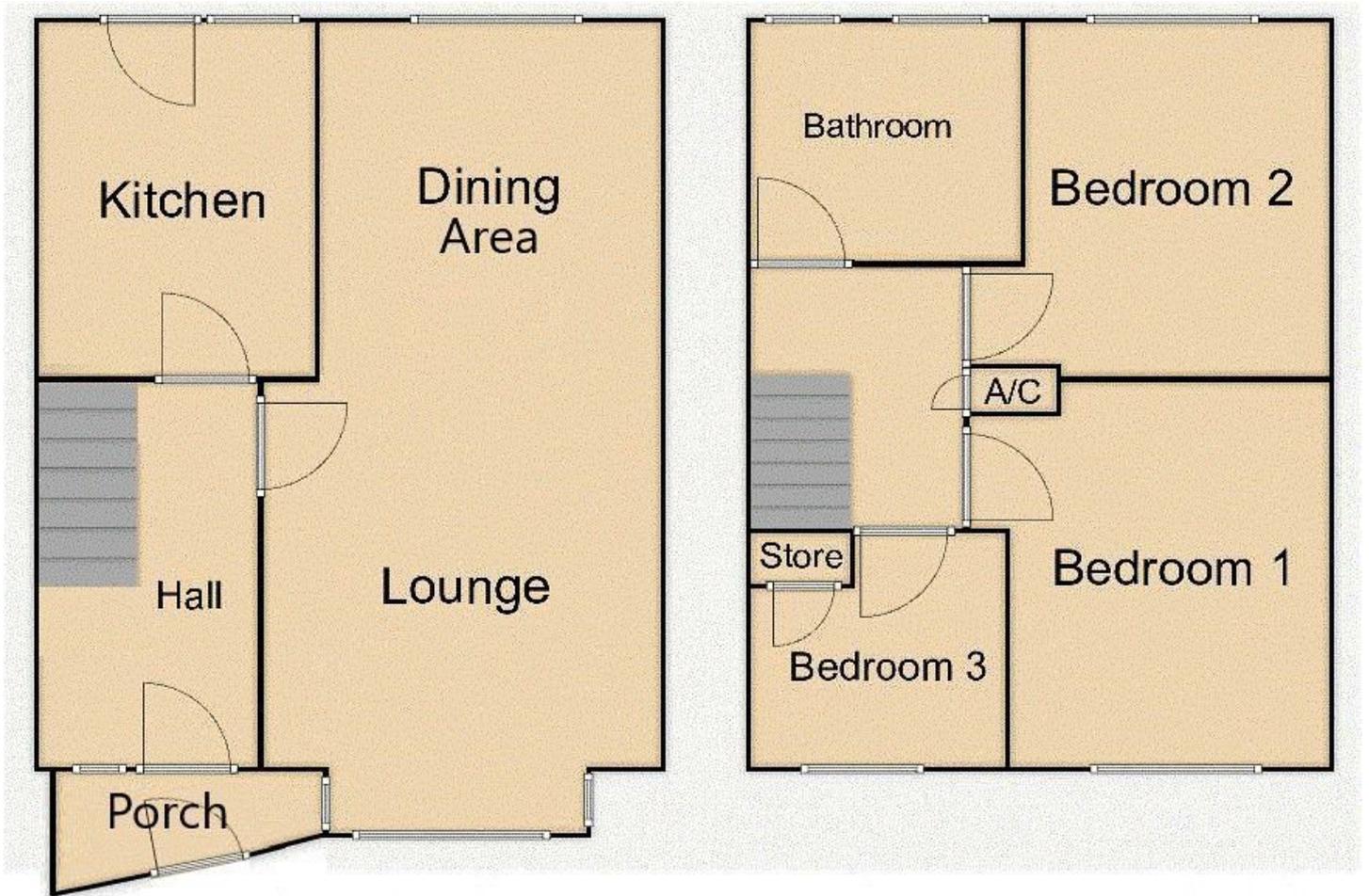
GENERAL INFORMATION

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		