

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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



11 Linley Close, Aldridge, WS9 0ES Guide Price £350,000

An extremely well maintained and presented modern detached family residence occupying a quiet position in this sought after residential location.

* Reception Hall * Guest Cloakroom * Lounge * Luxury Fitted Kitchen * Conservatory * Three Bedrooms * Master with En Suite Shower Room * Bathroom * Garage * Off Road Parking * Gas Central Heating System * PVCu Double Glazing *

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

11 Linley Close, Aldridge



Guest Cloakroom



Lounge



Lounge



Luxury Fitted Kitchen



Luxury Fitted Kitchen



Conservatory

11 Linley Close, Aldridge



Conservatory



Bedroom One



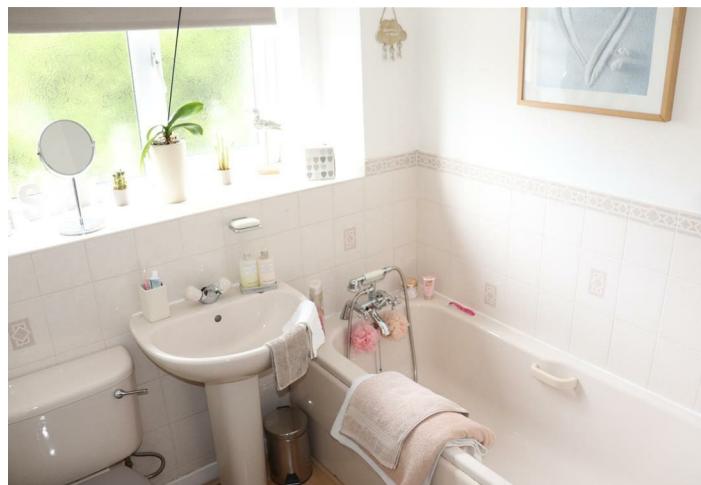
En Suite



Bedroom Two



Bedroom Three



Bathroom

11 Linley Close, Aldridge



Rear Garden

11 Linley Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented modern detached family residence occupying a quiet 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 fired central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL

having PVCu double glazed entrance door to front elevation, ceiling light point, central heating radiator and laminate flooring.

GUEST CLOAKROOM

having PVCu double glazed frosted window elevation, ceiling light point, central heating radiator, WC, wash hand basin and laminate flooring.

LOUNGE

5.97m x 3.00m (19'07 x 9'10)

having double glazed sliding doors to rear elevation, PVCu double glazed window to side elevation, two ceiling light points, ceiling coving, two central heating radiators, electric feature fireplace and laminate flooring.

LUXURY FITTED KITCHEN

4.83m x 2.46m (15'10 x 8'01)

having PVCu double glazed window and door to rear elevation, two ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset bowl and half drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, space and plumbing for washing machine, dishwasher and fridge/freezer, breakfast bar and wall mounted 'Worcester' central heating boiler.

CONSERVATORY

4.72m x 2.69m (15'06 x 8'10)

having PVCu double glazed french doors to rear elevation, PVCu double glazed windows and frosted windows to rear and side elevations, two ceiling light points and laminate flooring.

FIRST FLOOR LANDING

having ceiling light point, loft hatch and airing cupboard off.

11 Linley Close, Aldridge

BEDROOM ONE

3.56m (max) x 3.12m (max) (11'08 (max) x 10'03 (max))

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobes and laminate flooring.

EN SUITE

having PVCu double glazed frosted window to side elevation, inset ceiling spotlights, heated towel rail, vanity unit sink having chrome mixer tap over, WC, shower enclosure with thermostatic mixer shower fitted, extractor fan and tiled walls.

BEDROOM TWO

3.56m x 2.44m (11'08 x 8'00)

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

BEDROOM THREE

2.74m x 2.57m (9'00 x 8'05)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobes and laminate flooring.

FAMILY BATHROOM

having PVCu double glazed frosted window to front elevation, ceiling light point, central heating radiator, panelled bath having chrome mixer tap with shower attachment over, pedestal wash hand basin, WC, extractor fan and laminate flooring.

OUTSIDE

GARAGE

4.93m x 2.49m (16'02 x 8'02)

having up and over garage door to front elevation and ceiling light point.

FORE GARDEN

having tarmacadam driveway, security light, mature shrubs and trees with fenced borders.

REAR GARDEN

having lawned area with mature trees and bushes, fenced borders and side access to front.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

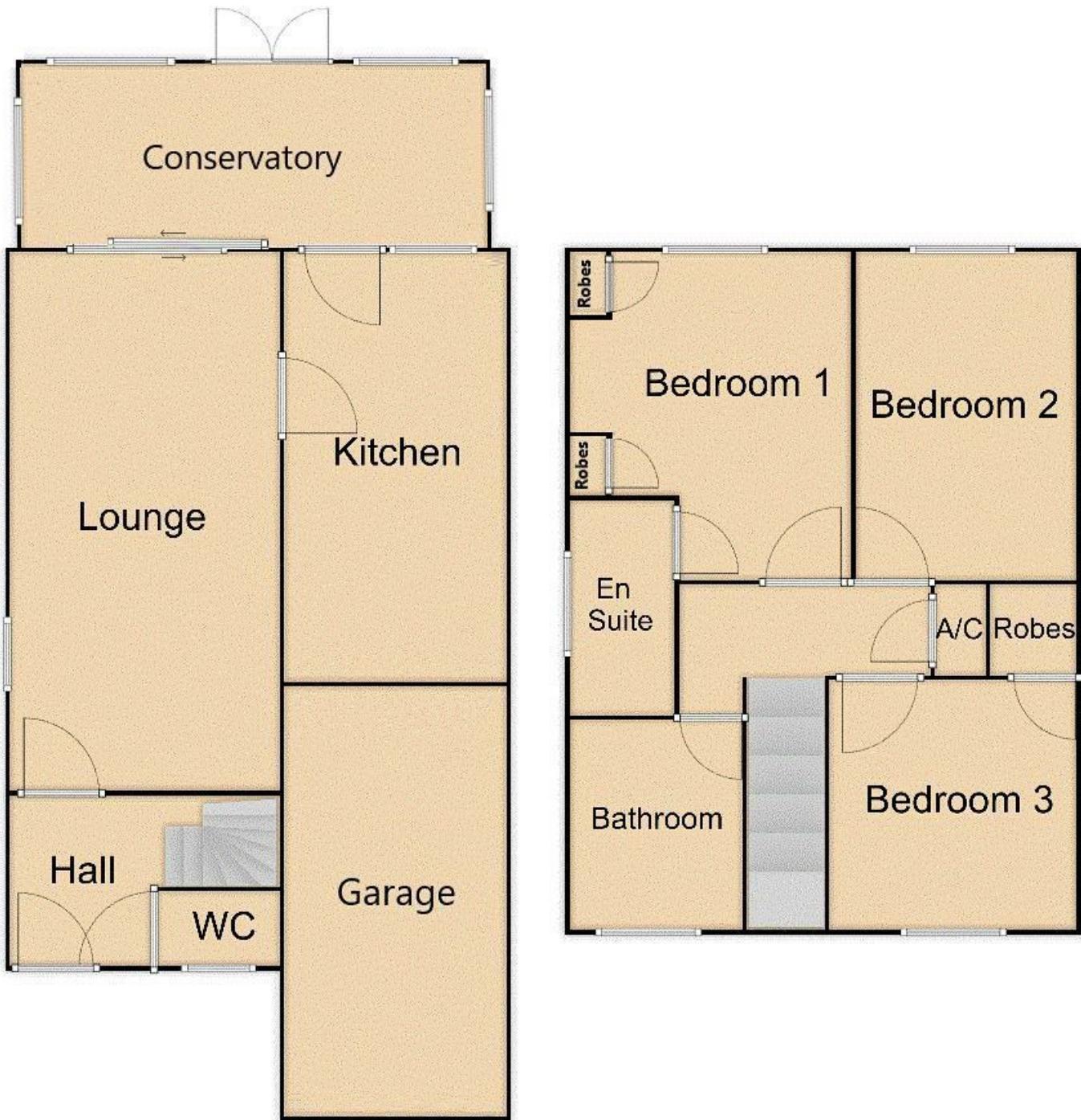
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

11 Linley Close, Aldridge

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.

11 Linley Close, Aldridge



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