

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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15 Meadow Road, Aldridge, WS9 0ST Guide Price £340,000

A well presented modern 3 bedroom detached residence occupying an excellent position in this sought after location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * Guest Cloakroom * 3 Bedrooms * Shower Room * Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighwood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



15 Meadow Road, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



15 Meadow Road, Aldridge



Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom One

15 Meadow Road, Aldridge



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Shower Room

15 Meadow Road, Aldridge



Bedroom Three



Rear Garden

15 Meadow Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented modern 3 bedroom detached residence that occupies an excellent position in this sought after 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:

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, ceiling light point, under stairs storage cupboard and additional cloaks cupboard.

LOUNGE

3.86m x 3.86m (12'8 x 12'8)

PVCu double glazed window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point and being open plan to:

DINING ROOM

2.97m x 2.97m (9'9 x 9'9)

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

FITTED KITCHEN

2.90m x 2.90m (9'6 x 9'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, breakfast bar, space for cooker and additional appliances, fluorescent strip light, central heating radiator and useful pantry off.

REAR LOBBY

PVCu double glazed door and window to rear elevation and ceiling light point.

UTILITY

1.70m x 1.35m (5'7 x 4'5)

PVCu double glazed frosted window to rear elevation, stainless steel single drainer sink unit with mixer tap over, space and plumbing for washing machine and ceiling light point.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, wc, wash hand basin and ceiling light point.

15 Meadow Road, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point loft access and airing cupboard off housing the 'Ideal' central heating boiler.

BEDROOM ONE

3.73m x 3.35m (12'3 x 11')

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

BEDROOM TWO

3.35m x 3.23m (11' x 10'7)

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

BEDROOM THREE

2.82m x 2.39m (9'3 x 7'10)

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk-in shower enclosure, pedestal wash hand basin, wc, central heating radiator and ceiling light point.

OUTSIDE

GARAGE

4.95m x 2.44m (16'3 x 8')

electric up and over door, window to side, light and power.

FORE GARDEN

block paved driveway providing ample off road parking, lawn and side borders.

REAR GARDEN

side access, paved patio area, shaped lawn, well stocked borders, trees and shrubs.

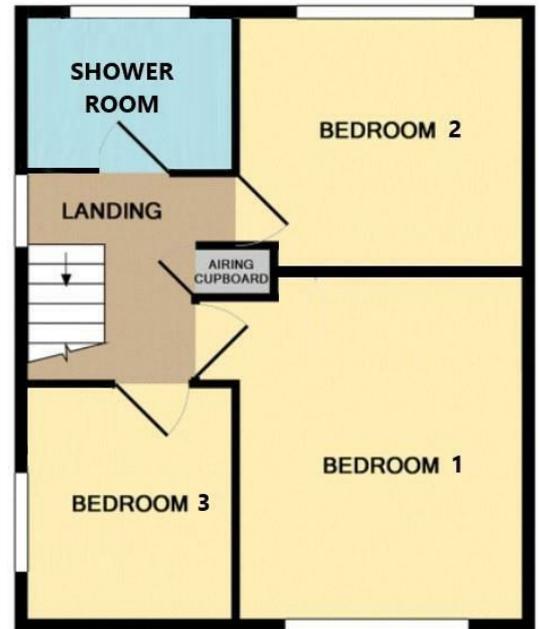
GENERAL INFORMATION Sales Freehold

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.

15 Meadow Road, 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		