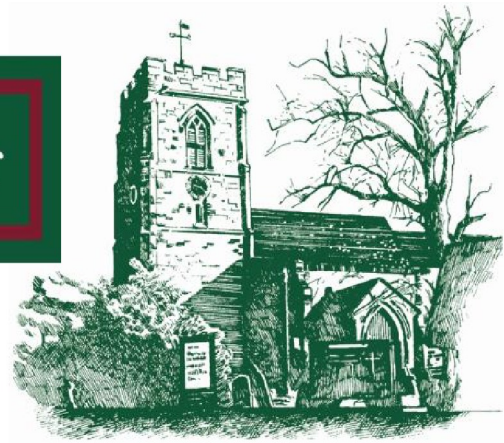


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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39 Norfolk Crescent, Aldridge, WS9 8RF Guide Price £309,950

A particularly spacious, traditional style semi detached family residence that is in need of general modernisation. The property occupies an excellent position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Kitchen * Ground Floor WC * Three Bedrooms * Bathroom * Separate WC * Garage & Off Road Parking * Gas Central Heating System * Majority PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



39 Norfolk Crescent, Aldridge



Through Lounge/Dining Room



Kitchen



Reception Hall



First Floor Landing

39 Norfolk Crescent, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



39 Norfolk Crescent, Aldridge



Bathroom



Separate WC



Rear Garden



Rear Elevation

39 Norfolk Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious, traditional style, semi detached family residence set on a particularly wide plot with ample scope and potential to extend subject to obtaining the necessary planning approval. The property is situated in a popular residential location and is within easy reach of local amenities at Lazy Hill and 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 majority PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

having door and window to front elevation and ceiling light point.

RECEPTION HALL

composite entrance door, laminate floor covering, ceiling light point and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM

6.81m x 3.71m (22'4 x 12'2)

PVCu double glazed window to the front elevation and PVCu double glazed double opening doors leading to the rear garden, feature fireplace with gas coal effect fire fitted, laminate floor covering, two ceiling light points and three central heating radiators.

KITCHEN

4.27m x 3.28m (14'0 x 10'9)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Neff" double electric oven, space for appliances, central heating radiator and two fluorescent strip lights.

VERANDA

4.88m x 4.27m (16'0 x 14'0)

having doors to the front and rear elevations, window to rear, storage cupboards off and

GROUND FLOOR WC

39 Norfolk Crescent, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to the front elevation, ceiling light point, loft access with drop down ladder and storage cupboard/airing cupboard off with light and central heating radiator.

BEDROOM ONE

3.71m x 3.35m (12'2 x 11'0)

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

BEDROOM TWO

3.71m x 3.20m (12'2 x 10'6)

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

BEDROOM THREE

3.35m x 2.79m (11'0 x 9'2)

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

BATHROOM

3.05m x 2.29m (10'0 x 7'6)

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin and ceiling light point.

SEPERATE WC

frosted window to side elevation, WC, central heating radiator and ceiling light point.

OUTSIDE

SIDE GARAGE

4.72m x 2.64m (15'6 x 8'8)

with up and over door to front, PVCu double glazed window to side and door giving access to the utility area.

FORE GARDEN

crazy paved driveway providing off road parking for several vehicles, twin lawns and shrubs.

REAR GARDEN

being mainly lawned with mature, well stocked borders, trees and shrubs.

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.

39 Norfolk Crescent, 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		