

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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289 Walsall Wood Road, Aldridge, WS9 8HQ Guide Price £247,500

A traditional style 3 bedroom end town residence, occupying an excellent position in this sought after residential location close to local amenities.

* Reception Hall * Lounge * Fitted Dining/Kitchen * Enclosed Side Entry/Utility * 3 Bedrooms * Bathroom * Off Road Parking * Good Sized Rear Garden * gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



289 Walsall Wood Road, Aldridge



Lounge



Fitted Dining/Kitchen



Bedroom One



Bedroom Two

289 Walsall Wood Road, Aldridge



Bedroom Three



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this traditional style 3 bedroom end town house residence, that occupies an excellent position in this sought after residential location close to local amenities at Lazy Hill and further afield to 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

PVCu double glazed entrance door and ceiling light point.

LOUNGE

4.14m x 3.66m (13'7 x 12')

PVCu double glazed window to front elevation, recessed fireplace, central heating radiator, ceiling light point and two wall light points.

FITTED DINING/KITCHEN

5.11m x 2.67m (16'9 x 8'9)

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 having mixer tap over, built in electric oven and hob, space for appliances, ceiling light point and door leading to:

ENCLOSED SIDE ENTRY/UTILITY

PVCu double glazed doors to front and rear elevations, additional PVCu double glazed window, light and power.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point and loft access.

BEDROOM ONE

3.56m x 3.43m (11'8 x 11'3)

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

BEDROOM TWO

2.95m x 2.95m (9'8 x 9'8)

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

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BEDROOM THREE

2.44m x 2.18m (8' x 7'2)

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

BATHROOM

2.51m x 2.36m (8'3 x 7'9)

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE

FORE GARDEN

having driveway providing off road parking and shrubs.

GOOD SIZED REAR GARDEN

paved patio area, outside tap, lawn, side border, shrubs and useful shed.

GENERAL INFORMATION

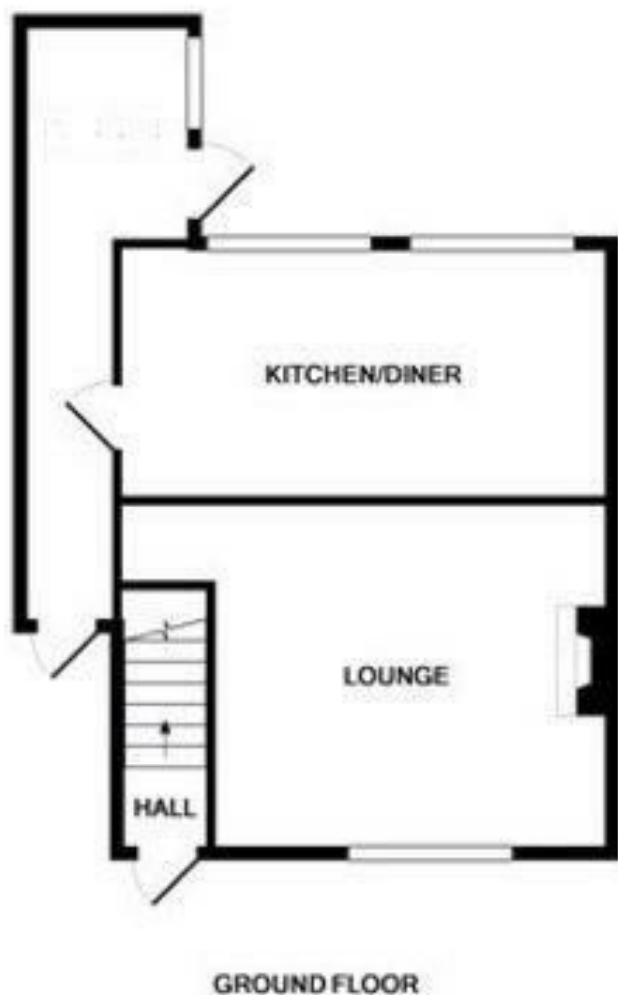
We understand the property is Freehold with vacant possession upon completion.

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
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	79

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	