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12 Links Side Way, Aldridge, WS9 8HT **Guide Price £550,000**

A superbly appointed spacious modern detached family residence occupying a quiet cul-de-sac position enjoying far reaching views to the rear in this sought after location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Through Lounge *
Luxury Fitted Dining/Kitchen * 4 Good Sized Bedrooms - Master En Suite * Modern Family
Bathroom * Garage/Utility * Attractive Gardens * Ample Off Road Parking * Gas Central
Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



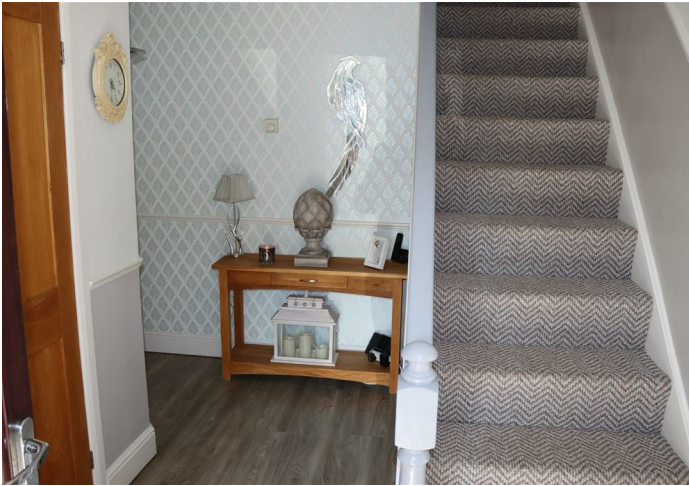
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Company Number: 11253248



12 Links Side Way, Aldridge



Reception Hall



Guest Cloakroom



Through Lounge



Through Lounge



Luxury Dining/Kitchen

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Luxury Dining/Kitchen



Bedroom One



Bedroom One



En Suite

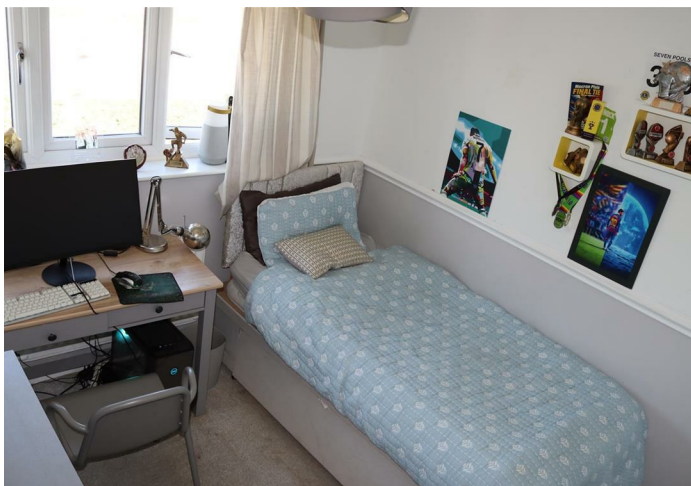
12 Links Side Way, Aldridge



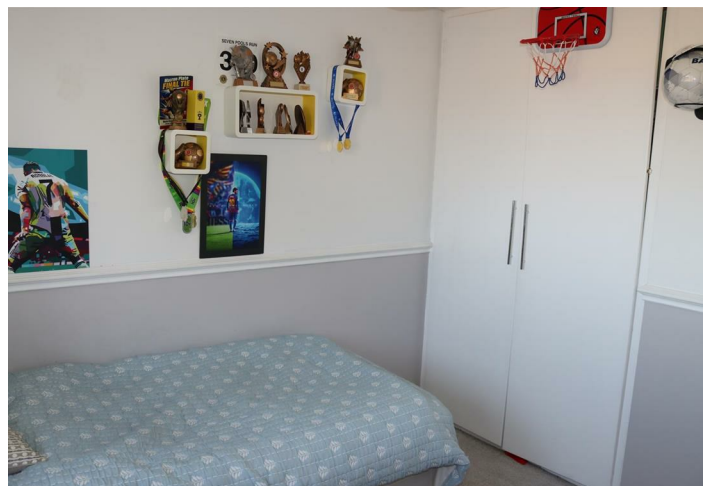
Bedroom Two



Bedroom Three



Bedroom Four



12 Links Side Way, Aldridge



Family Bathroom



Rear Garden



Open Aspect



Rear Garden



Rear Elevation

12 Links Side Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed, spacious modern detached family residence that occupies a quiet cul-de-sac position enjoying far reaching views to the rear in this sought after location within easy reach of local amenities.

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 double opening doors and windows to front and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, radiator, two wall light points and under stairs recess.

GUEST CLOAKROOM

PVCu double glazed window to front, wc, vanity wash hand basin with storage cupboard below, laminate floor covering, radiator, ceiling light point and built in cloaks cupboard.

IMPRESSIVE THROUGH LOUNGE

6.63m x 3.66m (21'9 x 12')

PVCu double glazed window to front, PVCu double glazed double opening doors to rear, feature fireplace with gas coal effect fire fitted, two radiators, ceiling light point and two wall light points.

LUXURY FITTED DINING/KITCHEN

5.72m x 3.84m (18'9 x 12'7)

PVCu double glazed double opening doors and window to rear, tiled floor, ceiling light point and additional inset ceiling spotlights, modern vertical radiator, range of luxury fitted wall, base units and drawers, working surfaces with tiled surrounds and inset one a half bowl and drainer having mixer tap over, central island incorporating breakfast bar with further drawers below, space for range style cooker with extractor canopy over, space for fridge/freezer and integrated dishwasher.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

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BEDROOM ONE

3.86m x 3.68m (12'8 x 12'1)

PVCu double glazed window to front, range of fitted wardrobes, radiator and ceiling spotlights.

EN SUITE SHOWER ROOM

PVCu double glazed window to front, tiled shower enclosure, vanity wash hand basin with storage cupboard below, wc, chrome heated towel rail, tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM TWO

3.71m x 3.68m (12'2 x 12'1)

PVCu double glazed window to front, built in wardrobes, laminate floor covering, radiator and ceiling light point.

BEDROOM THREE

2.97m min x 2.82m (9'9 min x 9'3)

PVCu double glazed window to rear, built in wardrobes, radiator and ceiling light point.

BEDROOM FOUR

2.82m x 2.69m (9'3 x 8'10)

PVCu double glazed window to rear, built in wardrobes, radiator and ceiling light point.

MODERN FAMILY BATHROOM

3.05m x 1.83m (10' x 6')

PVCu double glazed window to rear, shower bath with electric shower over and shower screen fitted, vanity wash hand basin with storage cupboards and drawers below, wc, chrome heated towel rail, tiled walls and floor, ceiling spotlights and extractor fan.

GARAGE/UTILITY

4.95m x 2.51m (16'3 x 8'3)

up and over door to front, door to side, wall mounted 'Worcester' central heating boiler, ceiling lights, power, space for tumble drier and space and plumbing for washing machine.

FORE GARDEN

tarmacadam driveway providing ample off road parking, lawn with side borders and shrubs and gated side access leading to:

LANDSCAPED REAR GARDEN

enjoying an open aspect to the rear, paved patio, additional paved seating areas, lawn with side borders and shrubs, outside light and useful shed.

GENERAL INFORMATION

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

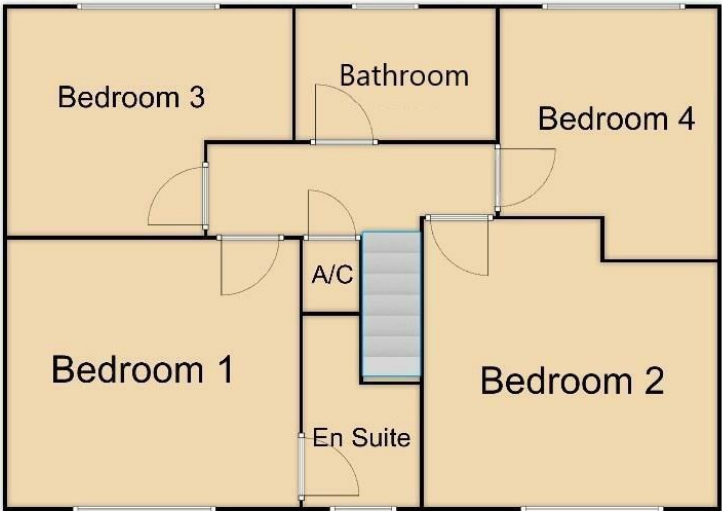
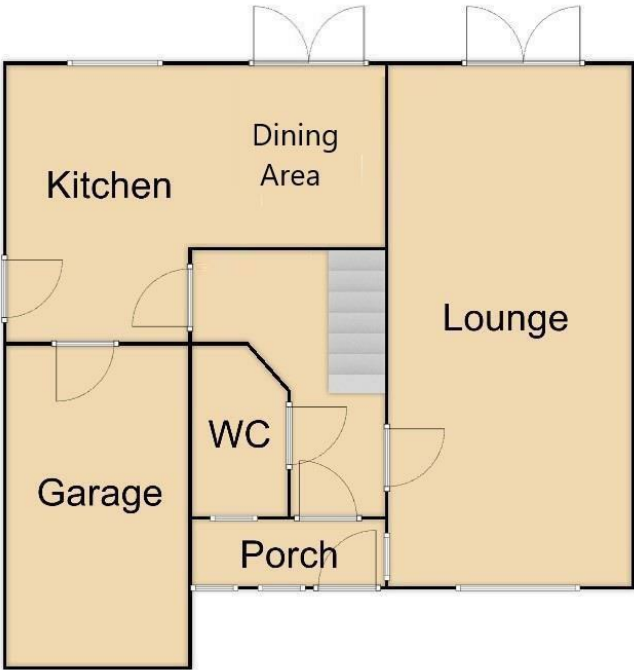
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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		
	69	80
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		