

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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



10 Widney Avenue, Aldridge, WS9 8HF Guide Price £299,950

A particularly spacious, extended semi detached family residence, occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room Extension * Extended Fitted Kitchen * 3 Bedrooms * Modern Shower Room * Garage & Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
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

10 Widney Avenue, Aldridge



Lounge



Lounge



Dining Room

10 Widney Avenue, Aldridge



Fitted Kitchen



Fitted Kitchen



Bedroom One

10 Widney Avenue, Aldridge



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

10 Widney Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended semi detached family residence, that occupies a quiet cul-de-sac 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:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and wall light point.

RECEPTION HALL

double glazed entrance door, central heating radiator and ceiling light point.

IMPRESSIVE LOUNGE

8.26m x 3.51m (27'1 x 11'6)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted having back boiler operating the central heating system, two ceiling light points, central heating radiator and PVCu double glazed double opening doors leading to:

DINING ROOM EXTENSION

5.23m x 2.74m (17'2 x 9')

PVCu double glazed double opening doors and windows to rear elevation, central heating radiator and ceiling light point.

EXTENDED FITTED KITCHEN

4.42m x 3.05m (14'6 x 10')

PVCu double glazed door and window to rear elevation, range of modern fitted white high gloss wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, integrated dishwasher and fridge, space for cooker, space and plumbing for washing machine, two fluorescent strip lights, central heating radiator and access to the garage.

FIRST FLOOR LANDING

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

10 Widney Avenue, Aldridge

BEDROOM ONE

4.50m x 3.35m (14'9 x 11')

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

BEDROOM TWO

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

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

BEDROOM THREE

2.67m x 2.01m (8'9 x 6'7)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk-in shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled floor, central heating radiator, ceiling light point and airing cupboard off.

SIDE GARAGE

5.13m x 2.36m (16'10 x 7'9)

double opening doors to front, fluorescent strip light, storage cupboard off and access to the utility.

FORE GARDEN

block paved driveway providing off road parking and shrub display.

REAR GARDEN

patio area, lawn, side borders, trees and shrubs and timber fencing.

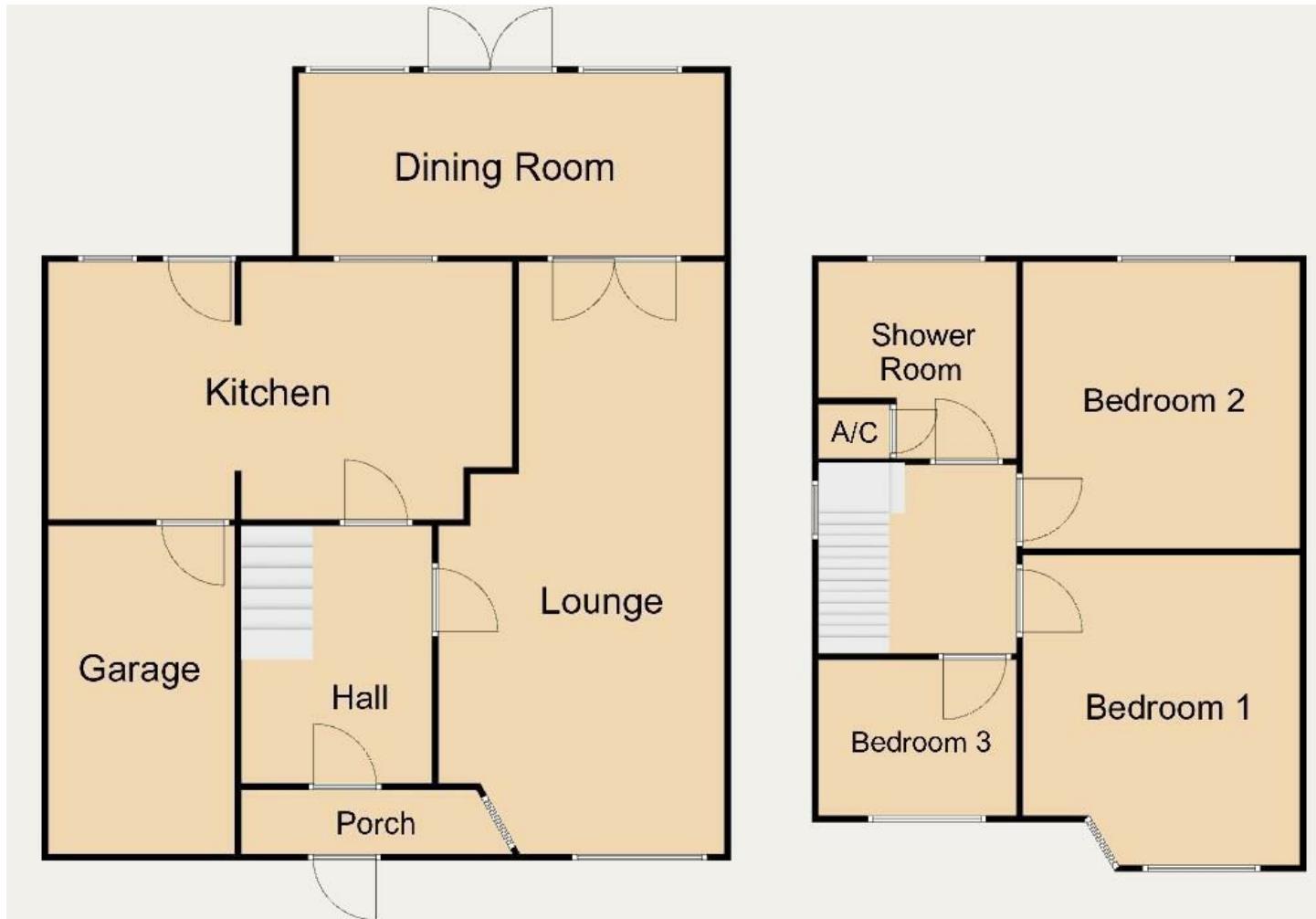
GENERAL INFORMATION

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.

10 Widney Avenue, 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 | |