

CHRIS FOSTER & Daughter

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23 Barr Common Road, Aldridge, WS9 0SY Guide Price £565,000

A superbly presented and most spaciouly proportioned semi detached family residence that has been considerably improved and extended by the present owner to provide a fabulous family home in this highly sought after residential location.

* Open Aspect To Rear * Fully Enclosed Porch * Reception Hall * Lounge * Separate Sitting Room * Superb Open Plan Dining/Kitchen/Family Room * Second Kitchen/Utility * Guest Cloakroom * Four Bedrooms - Master with En Suite Shower Room * Family Bathroom * Extensive Off Road Parking * Large Plot * Garden Room/Office * Gas Central Heating System * PVCu Double Glazing With Acoustic Noise Reducing Glass To Front * Oak Doors, Skirting And Architraves * CCTV To Front * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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23 Barr Common Road, Aldridge



Reception Hall



Lounge



Superb Open Plan Dining/Kitchen/Family Room



Superb Open Plan Dining/Kitchen/Family Room



23 Barr Common Road, Aldridge



Sitting Room



Second Kitchen/Utility



Guest Cloakroom



Bedroom One



Bedroom One/Dressing Area

23 Barr Common Road, Aldridge



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Luxury Family Bathroom

23 Barr Common Road, Aldridge



Good Sized Rear Garden



Garden Room/Office



Rear Elevation



View To Rear

23 Barr Common Road, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed and extended semi detached family residence offering spacious well planned family accommodation and occupying an excellent position in this highly sought after residential location with open aspect to rear and being close to 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 fired central heating system and PVCu double glazing with Acoustic noise reducing glass to front, briefly comprises the following:

FULLY ENCLOSED PORCH

having composite entrance door to front elevation, tiled floor, wall light point, double power socket, electric meter and consumer unit.

RECEPTION HALL

having composite entrance door, oak flooring, central heating radiator and ceiling spotlighting.

LOUNGE

3.66m x 3.61m (12'0 x 11'10)

PVCu double glazed bay window with acoustic glass to front elevation, feature fireplace with "Aga" multifuel burner, oak flooring, architrave and skirting, central heating radiator and ceiling light point.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

7.16m x 5.59m (23'6 x 18'4)

PVCu double glazed double opening doors and windows to the rear elevation, orangery roof with electric blinds fitted and remote control colour changing LED lighting, tiled floor, three ceiling light points and additional inset ceiling spotlights, two designer central heating radiators (one vertical), range of luxury fitted grey high gloss wall, base units and drawers, solid wood working surfaces, built in "Bosch" electric oven and microwave, gas "Aga" central island with solid wood top incorporating breakfast bar and double Belfast sink having 'Insinkerator' fitted for food waste disposal and mixer tap over plus instant hot/cold filter tap integrated dishwasher, space for American style fridge/freezer and storage cupboard off.

SITTING ROOM

4.93m x 3.02m (16'2 x 9'11)

PVCu double glazed window to front elevation with acoustic glass, laminate floor covering, oak door, skirting and architrave, central heating radiator, ceiling spotlighting and additional concealed LED uplighting with remote control colour changing feature.

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SECOND KITCHEN/UTILITY

3.43m x 3.02m (11'3 x 9'11)

having composite stable style door and PVCu double glazed window to the rear elevation, laminate floor covering, designer vertical central heating radiator, ceiling spotlights, range of luxury fitted grey high gloss wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, integrated electric hob, space and plumbing for washing machine, space for tumble dryer, extractor fan, oak door to the kitchen, oak skirting and architrave..

GUEST CLOAKROOM

having WC, vanity wash hand basin with storage cupboard below, half tiled walls, laminate floor covering, central heating radiator, sensor ceiling spotlights, oak door and architrave and extractor fan.

FIRST FLOOR

SPLIT LEVEL LANDING

with ceiling spotlights, oak banister and stair rail, fitted carpet, access to fully boarded loft space with drop down ladder, access to secondary loft space and storage cupboard off.

BEDROOM ONE

5.11m x 3.02m (16'9 x 9'11)

PVCu double glazed window to front elevation with acoustic glass, laminate floor covering, oak door, skirting and architrave, ceiling spotlights, two additional hanging ceiling lights with switches to both sides of the bed, double sockets with USB either side of the bed, central heating radiator, Dressing Area with free standing wardrobe having electric in the ceiling providing lighting within.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, tiled shower enclosure with overhead and hand held shower attachments, twin vanity wash hand basins with storage cupboards below, WC, tiled walls and floor, ceiling spotlights, extractor fan and heated towel rail.

BEDROOM TWO

3.81m x 3.12m (12'6 x 10'3)

PVCu double glazed window to front elevation, with acoustic glass, range of fitted wardrobes to one wall, ceiling spotlights, central heating radiator, fitted carpet, oak door, skirting and architrave.

BEDROOM THREE

3.66m x 3.12m (12'0 x 10'3)

PVCu double glazed window to rear elevation, central heating radiator, ceiling spotlights, fitted carpet, oak door, skirting and architrave.

BEDROOM FOUR

2.69m x 2.44m (8'10 x 8'0)

PVCu double glazed window to front elevation with acoustic glass, oak flooring, central heating radiator, ceiling spotlights, oak door, skirting and architrave, two double sockets with USB points, ethernet internet cabling and storage space over the stairs with oak top.

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LUXURY BATHROOM

2.34m x 2.29m (7'8 x 7'6)

two PVCu double glazed frosted windows to rear elevation, free standing bath with side mixer tap and hand held shower attachment, separate corner shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawer below, WC with concealed system, tiled walls and floor, chrome heated towel rail and ceiling spotlights.

OUTSIDE

DEEP FORE GARDEN

having tarmac driveway providing extensive off road parking, lawn, shrubs, outside tap and CCTV.

GOOD SIZED REAR GARDEN

with open aspect to rear, several areas for relaxing with two paved patio areas, one of which is a large porcelain tiled patio area, suitable for alfresco dining, external cold water tap x 2 , full power supplies x 3, additional dog wash shower attachment providing warm water, boundary fencing, extensive shaped borders, fruit trees, four purpose built raised vegetable beds, large wood shed, large garden shed providing storage for all garden equipment, large plastic bike shed suitable for 3 bikes, large water butt with tap, and rear gate opening up onto extensive fields leading to Hay Head woods offering beautiful walks right from the property.

GARDEN ROOM/OFFICE

3.35m x 2.13m (11'0 x 7'0)

being solid breeze block construction with wood cladding, PVCu double glazed double opening doors and windows, electric, Wi-fi, electric heater, outside downlight and security light.

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.

23 Barr Common Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(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. 