

# CHRIS FOSTER & Daughter

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## 43 Broadmeadow, Aldridge, WS9 8JB Guide Price £249,950

A recently refurbished semi detached dormer residence conveniently situated in this popular residential location close to local amenities.

\* Reception Hall \* Lounge \* Study \* Luxury Fitted Kitchen \* Utility \* Ground Floor Bathroom \*  
Two First Floor Double Bedrooms \* Off Road Parking \* Gas Central Heating System \* PVCu  
Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248

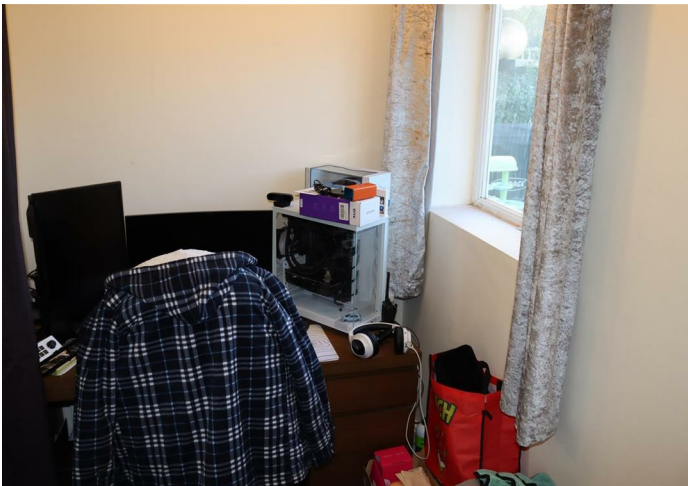




## 43 Broadmeadow, Aldridge



Lounge



Study



Luxury Fitted Kitchen



Luxury Fitted Kitchen



## 43 Broadmeadow, Aldridge



Utility



Bathroom



Bedroom One



Bedroom Two



## 43 Broadmeadow, Aldridge



Rear Garden

## 43 Broadmeadow, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well presented, semi detached dormer residence that has been recently refurbished by the present owner. The property is conveniently situated in this popular residential location within easy reach of 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 central heating system and PVCu double glazing briefly comprises the following:

### **RECEPTION HALL**

having composite entrance door, laminate floor covering and ceiling light point.

### **LOUNGE**

4.57m x 3.05m (15'0 x 10'0)

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

### **STUDY**

2.74m x 1.68m (9'0 x 5'6)

PVCu double glazed door and window to the rear, laminate floor covering, ceiling light point and central heating radiator.

### **LUXURY FITTED KITCHEN**

3.66m x 3.05m (12'0 x 10'0)

PVCu double glazed window to front elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surrounds and inset single drainer sink having mixer tap over, built in electric "Neff" double oven, gas hob with stainless steel extractor canopy over, breakfast bar, space for fridge/freezer, ceiling light point and central heating radiator.

### **INNER HALLWAY**

laminate floor covering, ceiling spotlights and under stairs storage cupboard off.

### **UTILITY**

2.62m x 1.65m (8'7 x 5'5)

PVCu double glazed window to rear elevation, laminate floor covering, ceiling light point, fitted wall and base units, working surface, wall mounted "Vaillant" central heating boiler and plumbing for washing machine.

# 43 Broadmeadow, Aldridge

## LUXURY BATHROOM

two PVCu double glazed frosted windows to the rear elevation, shower bath with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling spotlights, chrome heated towel rail and extractor fan.

## FIRST FLOOR LANDING

with ceiling light point.

## BEDROOM ONE

4.42m x 3.05m (14'6 x 10'0)

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

## BEDROOM TWO

3.66m x 3.05m (12'0 x 10'0)

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

## OUTSIDE

### FORE GARDEN

having concrete frontage providing off road parking for two vehicles, approached via a shared access, gated side access leading to:

### REAR GARDEN

paved patio area, lawn, side borders and shrubs, outside lighting and tap.

## GENERAL INFORMATION

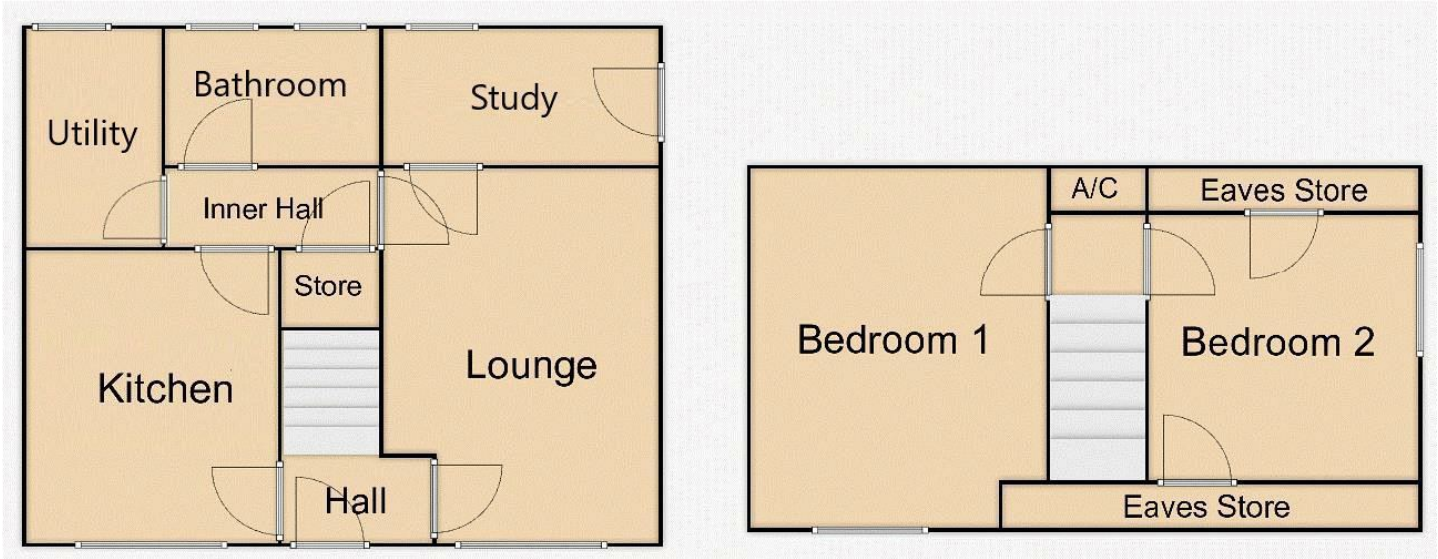
We understand the property is Freehold with vacant possession upon completion.

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.



# 43 Broadmeadow, 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	