



## 6 Broadmeadow, Aldridge, WS9 8JA Guide Price £189,950

A spacious traditional style mid town house residence in need of general modernisation, occupying an excellent position in this popular residential location close to local amenities.

\* Reception Hall \* Lounge \* Dining Room \* Fitted Kitchen \* 3 Bedrooms \* Bathroom \* Separate WC \* Enclosed Side Entry \* Communal Parking Area \* Gas Central Heating \* Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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# 6 Broadmeadow, Aldridge



Lounge



Lounge

Dining Room



Dining Room



Fitted Kitchen

# 6 Broadmeadow, Aldridge



Bedroom One



Bedroom Three



Bathroom



Separate WC



Rear Garden

# 6 Broadmeadow, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offered by this spacious traditional style mid town house residence that is in need of general modernisation. The property occupies an excellent position in this popular residential location 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 central heating system and double glazing briefly comprises the following:

## **RECEPTION HALL**

entrance door and window to front elevation and ceiling light point.

## **DINING ROOM**

3.61m x 2.82m (11'10 x 9'3)

double glazed window to front elevation, central heating radiator, ceiling light point and double opening doors leading to:

## **LOUNGE**

4.34m x 3.89m (14'3 x 12'9)

PVCu double glazed door and window to rear elevation, tiled hearth, central heating radiator, ceiling light point and storage cupboard off.

## **KITCHEN**

2.84m x 2.49m (9'4 x 8'2)

PVCu double glazed window to rear elevation, PVCu double glazed door to front, fitted wall, base units and drawers, working surfaces with inset stainless steel double drainer sink, space for cooker and fridge, space and plumbing for washing machine, fluorescent strip light and extractor fan.

## **FIRST FLOOR LANDING**

ceiling light point, loft access and airing cupboard off.

## **BEDROOM ONE**

3.68m x 3.53m (12'1 x 11'7)

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

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## **BEDROOM TWO**

3.53m x 3.05m (11'7 x 10')

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

## **BEDROOM THREE**

2.84m x 2.54m (9'4 x 8'4)

double glazed window to front elevation and ceiling light point.

## **BATHROOM**

double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, tiled walls, central heating radiator and ceiling light point.

## **SEPARATE WC**

double glazed frosted window to rear elevation, wc and ceiling light point.

## **OUTSIDE**

### **SHARED ENCLOSED SIDE ENTRY**

### **FORE GARDEN**

being lawned with shrubs.

### **REAR GARDEN**

paved patio, lawn, mature borders trees and shrubs

### **COMMUNAL CAR PARKING AREA**

### **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	69	86
(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		