CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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9 Middlemore Lane, Walsall, WS9 8AN
Asking Price £350,000

Chris Foster & Daughter are pleased to offer for sale this superbly maintained, extended three bedroom semi-detached house in a much sought road within Aldridge. The accommodation comprises in brief: porch, entrance hall, dining room, generous extended lounge, conservatory, extended modern fitted kitchen, guest cloakroom, three bedrooms, family bathroom and loft room Further benefits include double glazing and central heating (both where specified), front garden and lovely split level landscaped rear garden, driveway and garage. Immediate viewing of this lovely family home is highly recommended in order to avoid potential disappointment.

Council Tax Band - B
Local Authority - Walsall

The Property Ombudsman

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

rightmove

OnTheMarket.com

9 Middlemore Lane, Walsall

Lounge

Breakfast Kitchen

Hallway

Dining Room

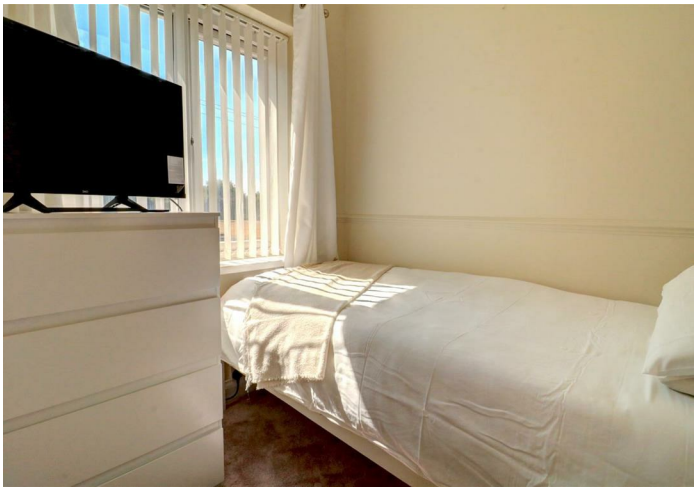
Breakfast Kitchen

Conservatory

9 Middlemore Lane, Walsall

Bedroom One

Bedroom Two



Bedroom Three

Bathroom

Loft Room

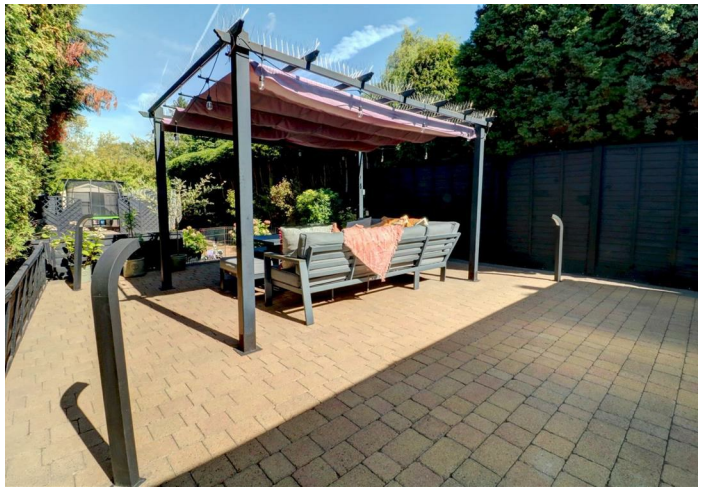
Garage

9 Middlemore Lane, Walsall

Patio

Patio

Garden



Patio

9 Middlemore Lane, Walsall

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.

Frontage
With lawned garden with shrub borders flanked by gravel and and paved driveway leading to door to:-

Porch
With tiled floor and door to:-

Hallway
With stairs rising to the first floor, central heating radiator and doors off to:-

Dining Room
3.48m x 3.38m max (11'5" x 11'1" max)
With central heating radiator and uPVC double glazed window to the front.

Lounge
5.13m max x 3.33m max (16'10" max x 10'11" max)
With two central heating radiators and uPVC double glazed french doors to conservatory.

Breakfast Kitchen
3.81m max x 3.78m max (12'6" max x 12'5" max)
Having a range of modern and stylish eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, hob, oven & grill, extractor, tiled splashback, tiled floor, central heating radiator, breakfast bar, uPVC double glazed window to the rear, uPVC double glazed door to the rear and door to garage.

Conservatory
5.16m x 2.49m (16'11" x 8'2")
Being uPVC double glazed with central heating radiator and french doors to the rear.

Garage
5.99m x 2.29m (19'8" x 7'6")
With power and light and double doors to the front.

First Floor Landing
With stairs rising to loft area, uPVC double glazed window to the side and doors off to:-

Bedroom One
3.45m x 3.40m (11'4" x 11'2")
With central heating radiator and uPVC double glazed window to the rear.

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Bedroom Two
3.43m' x 3.40m (11'3' x 11'2")
With central heating radiator and uPVC double glazed window to the front.

Bedroom Three
2.11m x 1.96m (6'11" x 6'5")
With central heating radiator and uPVC double glazed window to the front.

Family Bathroom
Having a suite comprising bath, shower cubicle with built-in shower, low flush w.c, pedestal wash hand basin, heated towel rail, tiled floor,part tiled walls and uPVC double glazed window to side.

Loft Landing
With double glazed skylight to the rear and door to:-

Loft Room
4.62m max x 3.61m max (15'2" max x 11'10" max)
With central heating radiator, two double glazed skylights to the rear and storage to eaves.

Rear Garden
Having a generous paved patio area with step down to good sized lawned garden with further gravelled area beyond.

Aldridge
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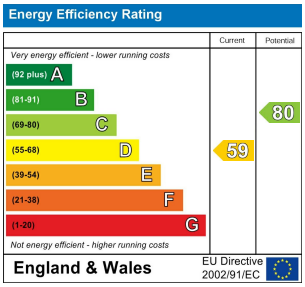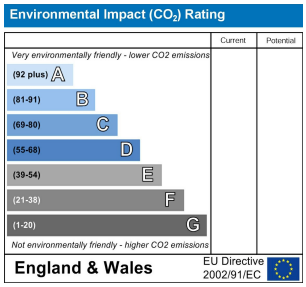
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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