

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 89 Westbrook Avenue, Aldridge, WS9 0BZ Guide Price £289,950

A recently refurbished traditional style semi detached residence situated in a sought after residential location within easy reach of local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Luxury Fitted Dining/Kitchen \* 3 Bedrooms \* Modern Shower Room \* Good Sized Rear Garden \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 89 Westbrook Avenue, Aldridge



Lounge



Lounge



Luxury Fitted Dining/Kitchen



Luxury Fitted Dining/Kitchen

# 89 Westbrook Avenue, Aldridge



Luxury Fitted Dining/Kitchen



Reception Hall



First Floor Landing



Bedroom One



Bedroom One



# 89 Westbrook Avenue, Aldridge



Bedroom Two



Bedroom Three



Modern Shower Room



Good Sized Rear Garden



Rear Elevation

# 89 Westbrook Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented traditional style semi detached residence that has been recently refurbished to a high standard throughout. The property is situated in a sought after 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

PVCu double glazed entrance door and frosted window to front elevation, laminate floor covering, ceiling light point, central heating radiator and under stairs storage cupboard off.

## **LOUNGE**

4.04m x 3.18m (13'3 x 10'5)

PVCu double glazed bay window to front elevation, modern wall hung electric fire, laminate floor covering, central heating radiator and ceiling light point.

## **LUXURY FITTED DINING/KITCHEN**

4.95m x 3.66m (16'3 x 12')

PVCu double glazed window and double opening doors to the rear elevation, laminate floor covering, central heating radiator, ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink with mixer tap over, built in electric oven and grill, separate electric hob with stainless steel extractor canopy over, integrated fridge/freezer and slimline dishwasher and wall mounted 'Ideal' central heating boiler housed in matching unit.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

3.51m x 3.05m (11'6 x 10')

PVCu double glazed window to rear elevation, central heating radiator and ceiling spotlights.

# 89 Westbrook Avenue, Aldridge

## **BEDROOM TWO**

3.51m x 3.05m (11'6 x 10')

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

## **BEDROOM THREE**

2.51m x 1.83m (8'3 x 6')

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

## **MODERN SHOWER ROOM**

PVCu double glazed window to rear elevation, tiled shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, wc, laminate floor covering, ceiling spotlights and chrome heated towel rail.

## **OUTSIDE**

### **FORE GARDEN**

block paved frontage providing off road parking and side access leads to:

### **GOOD SIZED REAR GARDEN**

paved patio area and path, external power points and tap, twin lawns, side borders, trees and shrubs and useful storage shed.

## **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.

# 89 Westbrook Avenue, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	