

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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166 Redhouse Lane, Aldridge, WS9 0DB Offers Over £270,000

An extremely well presented traditional style Semi Detached residence occupying an excellent position in this popular residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Luxury Fitted Open Plan Dining/Kitchen * Ground Floor Wet Room * Three Bedrooms * Modern Bathroom * Off Road Parking and Recessed Garage * Good Size Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



166 Redhouse Lane, Aldridge



Reception Hall



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



Ground Floor Wet Room

166 Redhouse Lane, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

166 Redhouse Lane, Aldridge



Bathroom



Rear Garden



Recessed Garage



Rear Garden



Rear Garden

166 Redhouse Lane, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well appointed traditional style Semi Detached residence that occupies an excellent position in this sought after 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 of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed double opening doors and windows to front elevation.

RECEPTION HALL

entrance door, central heating radiator, ceiling light point and modern grey laminate floor covering.

LOUNGE

4.27m x 3.15m (14' x 10'4)

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

LUXURY FITTED OPEN PLAN DINING/KITCHEN

4.88m x 4.52m (16' x 14'10)

PVCu double glazed double opening doors and windows to rear elevation, additional PVCu double glazed frosted window to side elevation, modern grey laminate floor covering, modern vertical central heating radiator, ceiling light point, additional inset ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink with mixer tap over, built in "Zanussi" electric oven and halogen hob, space and plumbing for automatic washing machine and space for additional appliances.

GROUND FLOOR WET ROOM

PVCu double glazed frosted window to rear elevation, electric "Triton" shower fitted, WC, vanity wash hand basin with storage cupboard below, ceiling light point, extractor fan and tiled walls.

FIRST FLOOR LANDING

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

166 Redhouse Lane, Aldridge

BEDROOM ONE

3.45m x 3.07m (11'4 x 10'1)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, range of fitted wardrobes to one wall housing the "Baxi" combination central heating boiler.

BEDROOM TWO

3.53m x 3.00m (11'7 x 9'10)

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

BEDROOM THREE

2.44m x 1.83m (8' x 6')

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath having mixer tap with shower attachment, tiled surround and shower screen fitted, pedestal wash hand basin, WC, tiled floor, ceiling light point and chrome heated towel rail.

OUTSIDE

FORE GARDEN

having lawn, shrubs, Tarmacadam driveway providing off road parking and giving access to:

DETACHED RECESSED GARAGE

6.02m x 2.51m (19'9 x 8'3)

having up and over door and door to side.

GOOD SIZED REAR GARDEN

having side access, timber decked area, lawn, trees and shrubs, outside light and useful shed.

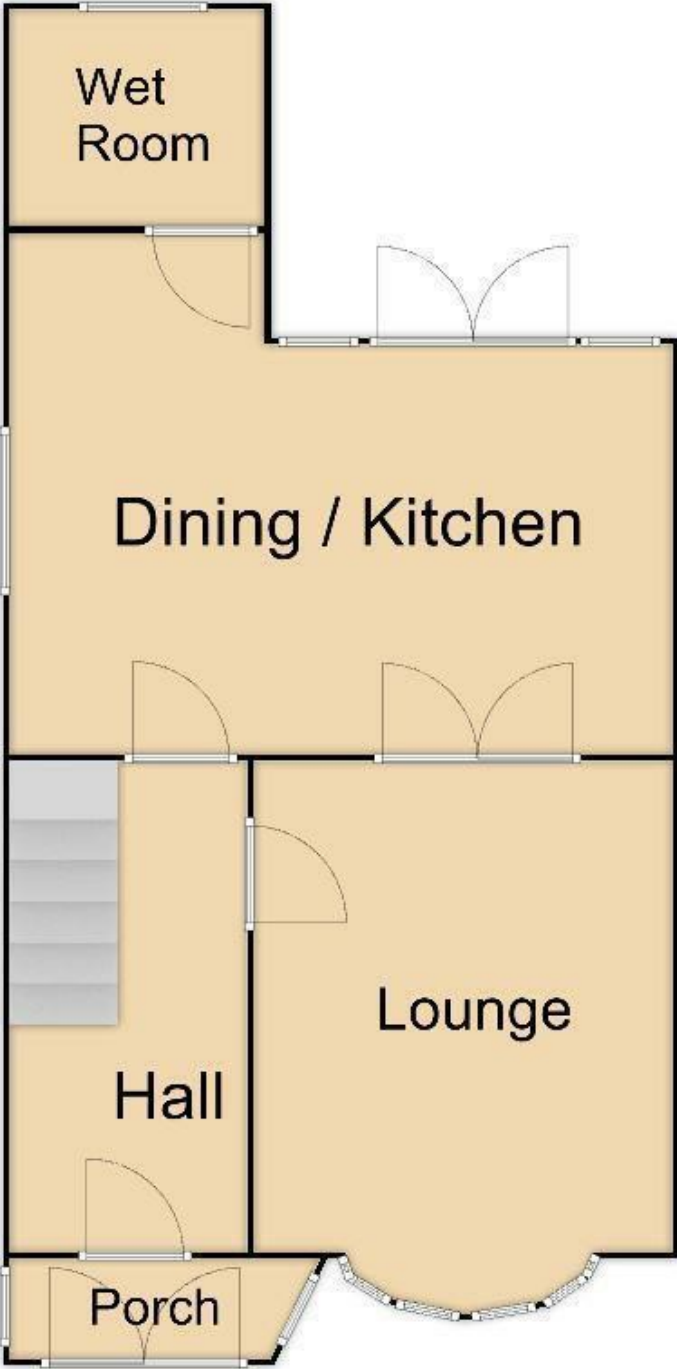
GENERAL INFORMATION

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.

166 Redhouse Lane, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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