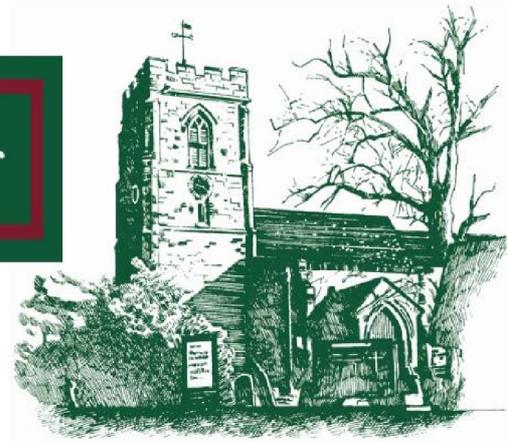


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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5 Sandra Close, Aldridge, WS9 8UW Offers Over £425,000

A particularly spacious, well presented, four bedroom detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge * Separate Dining Room * Conservatory/Utility * Fitted Kitchen * Ground Floor Shower Room * Four Bedrooms * Modern Bathroom * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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



5 Sandra Close, Aldridge



Reception Hall



Lounge



Lounge



Dining Room

5 Sandra Close, Aldridge



Conservatory/Utility



Fitted Kitchen



Ground Floor Shower Room

5 Sandra Close, Aldridge



Bedroom One



Bedroom Two



Bedroom Three

5 Sandra Close, Aldridge



Bedroom Four



Modern Bathroom



Modern Bathroom



Rear Garden



Rear Garden



5 Sandra Close, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented, detached family residence that occupies a quiet cul-de-sac position in this highly sought after residential location and 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:

FULLY ENCLOSED PORCH

PVCu double glazed entrance door to front elevation and ceiling light point.

RECEPTION HALL

having central heating radiator and two ceiling light points.

IMPRESSIVE LOUNGE

5.33m x 4.04m (17'6 x 13'3)

PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, two ceiling light points and central heating radiator.

DINING ROOM

4.04m x 2.90m (13'3 x 9'6)

ceiling light point, central heating radiator and access to:

CONSERVATORY/UTILITY

4.14m x 2.84m (13'7 x 9'4)

PVCu double glazed double opening doors and windows to the rear elevation, working surface with inset stainless steel circular sink having mixer tap over and tiled splash back, space below for appliances, tiled floor, two wall light points, central heating radiator and two wall mounted storage units.

FITTED KITCHEN

3.35m x 2.67m min (11'0 x 8'9 min)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, integrated fridge/freezer, central heating radiator and ceiling spotlights.

5 Sandra Close, Aldridge

GROUND FLOOR SHOWER ROOM

PVCu double glazed window to side elevation, tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point, wall light point, wall mounted "Vaillant" central heating boiler and storage cupboard off.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.53m min x 3.33m (11'7 min x 10'11)

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

BEDROOM TWO

4.06m x 3.66m (13'4 x 12'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM THREE

3.58m x 2.69m (11'9 x 8'10)

PVCu double glazed window to rear elevation, fitted wardrobe and shelving, ceiling light point and central heating radiator.

BEDROOM FOUR

4.19m x 2.36m (13'9 x 7'9)

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

MODERN BATHROOM

PVCu double glazed frosted window to front elevation, shower bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

OUTSIDE

INTEGRAL GARAGE

FORE GARDEN

block paved driveway, lawn, side borders and side access leading to:

REAR GARDEN

having patio area, shaped lawn, well stocked borders and shrubs, ornamental pond, outside tap and light and greenhouse.

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.

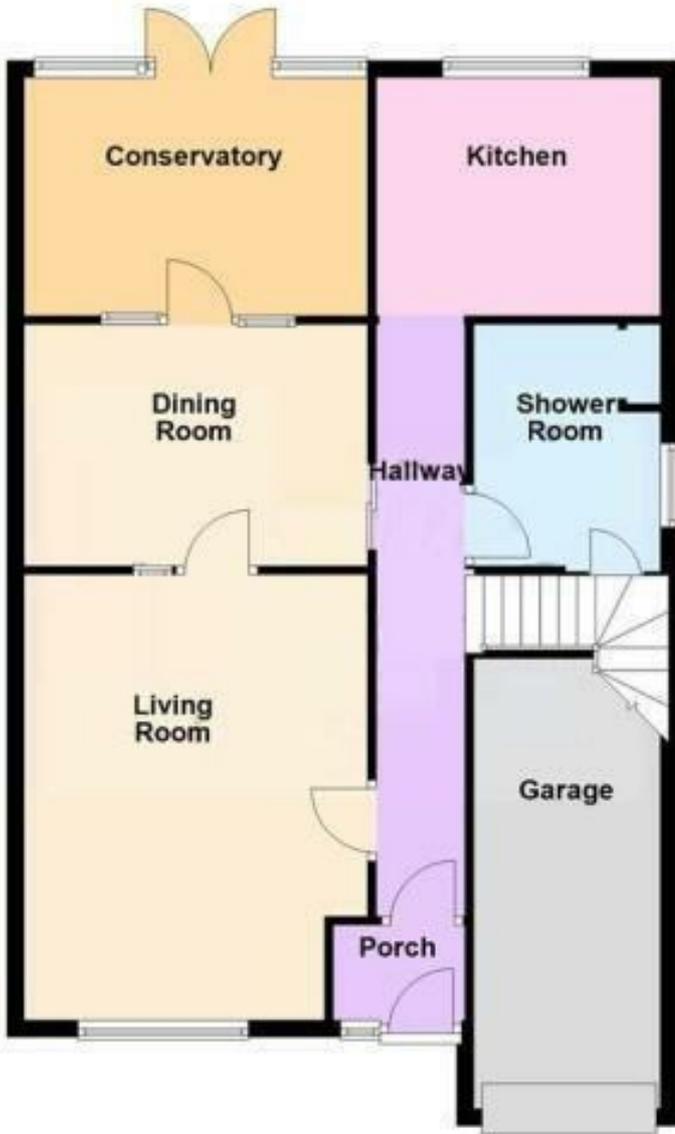
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they

5 Sandra Close, Aldridge

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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Ground Floor



First Floor

