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207 Walsall Wood Road, Aldridge, WS9 8HA Guide Price £650,000

A superbly appointed and particularly spacious semi detached family residence of immense charm and character that has been tastefully and sympathetically improved and extended by the present owners, situated in a sought after residential location close to local amenities.

* Reception Hall * Lounge * Dining Room * Snug * Stunning Open Plan Kitchen/Family Room * Utility/Guest Cloakroom * 4 Good Sized Bedrooms - Master En Suite * Family Bathroom * Extensive Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazed Sash Windows

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
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Company Number: 11253248



207 Walsall Wood Road, Aldridge



Reception Hall



Lounge



Dining Room



Snug



Snug



Stunning Kitchen/Family Room

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Stunning Kitchen/Family Room



Stunning Kitchen/Family Room



Utility/Guest Cloakroom



Bedroom One

207 Walsall Wood Road, Aldridge



En Suite Shower Room



Bedroom Two



Bedroom Three

207 Walsall Wood Road, Aldridge



Bedroom Four



Luxury Family Bathroom



Landscaped Rear Garden



Landscaped Rear Garden



Rear Elevation

207 Walsall Wood Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this substantial and superbly appointed semi detached family residence of immense charm and character originally dating back to circa 1870 that has been tastefully and sympathetically improved and extended by the present owners. The property is situated in a sought after residential location close to local amenities and within easy reach of 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 exceptional accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

composite entrance door and two PVCu double glazed sash windows to front elevation, tiled floor, central heating radiator, ceiling light point and storage cupboard off.

LOUNGE

4.27m x 3.73m (14' x 12'3")

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

DINING ROOM

5.18m x 3.35m (17' x 11')

PVCu double glazed double opening doors leading to the rear garden, feature fireplace, central heating radiator and ceiling light point.

SNUG

3.28m x 2.74m (10'9" x 9')

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

STUNNING OPEN PLAN KITCHEN/FAMILY ROOM

7.21m x 6.78m (23'8" x 22'3")

PVCu double glazed double opening doors and windows to the rear elevation, three central heating radiators, inset ceiling spot lights, feature fireplace, extensive range of luxury fitted wall, base units and drawers, working surfaces, central granite topped island with inset Belfast sink and mixer tap over, integrated wine cooler and dish washer, space for range style cooker and American style fridge/freezer.

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UTILITY/GUEST CLOAKROOM

2.44m x 1.22m (8' x 4')

WC, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and built in storage with concealed space for washing machine and housing the 'Worcester' central heating boiler.

FIRST FLOOR LANDING

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

BEDROOM ONE

5.18m max x 3.96m (17' max x 13')

PVCu double glazed sash window to rear elevation, range of fitted wardrobes, feature vaulted ceiling with two roof light windows, ceiling light point and additional inset ceiling spot lights and central heating radiator.

EN SUITE SHOWER ROOM

double glazed sky light window, tiled shower enclosure, pedestal wash hand basin, WC, tiled floor, chrome heated towel rail, inset ceiling spot lights and extractor fan.

BEDROOM TWO

4.55m x 3.30m (14'11 x 10'10)

PVCu double glazed sash windows to front and side elevations, central heating radiator and ceiling light point.

BEDROOM THREE

3.73m x 3.33m (12'3 x 10'11)

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

BEDROOM FOUR

3.38m x 2.69m (11'1 x 8'10)

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

LUXURY FAMILY BATHROOM

PVCu double glazed window to rear elevation, feature free standing claw foot bath with side mixer tap and shower attachment fitted, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, tiled floor, ceiling light point and extractor fan.

OUTSIDE

DEEP FORE GARDEN

With gated access and walled boundary, tarmacadam driveway providing extensive off road parking, electric vehicle charging point, lawn, trees and shrubs.

LANDSCAPED REAR GARDEN

Porcelain paved patio area, artificial lawn, raised floral beds, outside lighting and fencing.

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.

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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 | | |
| (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 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 | |