

# CHRIS FOSTER & Daughter

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## 809 Sutton Road, Aldridge, WS9 0QJ Guide Price £450,000

A spacious detached bungalow residence, occupying an excellent sized plot on a quiet slip road in this highly sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended Lounge/Dining Area \* Fitted Kitchen \* Utility \* 2 Bedrooms \* Modern Shower Room \* Side Garage and Off Road Parking \* Gas Central Heating \* Double Glazing \* No Upward Chain

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248

# 809 Sutton Road, Aldridge



Reception Hall



Lounge



Lounge



Dining Area



Kitchen



# 809 Sutton Road, Aldridge



Utility



Bedroom One



Bedroom One



Bedroom Two



Shower Room



Rear Garden

# 809 Sutton Road, Aldridge



Rear Garden



Front Elevation



Rear Elevation

# 809 Sutton Road, Aldridge

An internal inspection is essential to begin to fully appreciate this spacious detached bungalow residence, that occupies an excellent sized plot on a quiet slip road in this highly sought after residential location within easy reach of local amenities.

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 double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

double glazed door and windows to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

entrance door, laminate floor covering, central heating radiator, two ceiling light points, loft access and storage cupboard off.

## **EXTENDED LOUNGE/DINING AREA**

6.17m x 5.03m max (20'3 x 16'6 max)

double glazed patio door leading to the rear garden, feature fireplace, two central heating radiators, two ceiling light points and storage cupboard off.

## **FITTED KITCHEN**

4.37m x 2.74m (14'4 x 9')

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with extractor canopy over and wall mounted 'Glow Worm' central heating boiler.

## **UTILITY**

2.74m x 2.29m (9' x 7'6)

PVCu double glazed windows to side and rear elevations and door to rear garden, working surface with inset stainless steel sink and space and plumbing for washing machine below, central heating radiator, ceiling light point and storage cupboard off.

## **BEDROOM ONE**

4.37m x 3.58m (14'4 x 11'9)

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

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## **BEDROOM TWO**

3.35m x 2.92m (11' x 9'7)

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

## **MODERN SHOWER ROOM**

PVCu double glazed window to side elevation, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit with storage cupboard and drawers below, tiled floor, chrome heated towel rail, ceiling light point and extractor fan.

## **SIDE GARAGE**

5.64m x 2.44m (18'6 x 8')

up and over door to front, lights, power and water supply.

## **FORE GARDEN**

tarmacadam driveway providing ample off road parking, shaped lawn, side borders and shrubs, outside light and gated side access leads to:

## **GOOD SIZE REAR GARDEN**

crazy paved patio area, outside tap. security light, shaped lawn, well stocked borders trees and shrubs and two useful sheds.

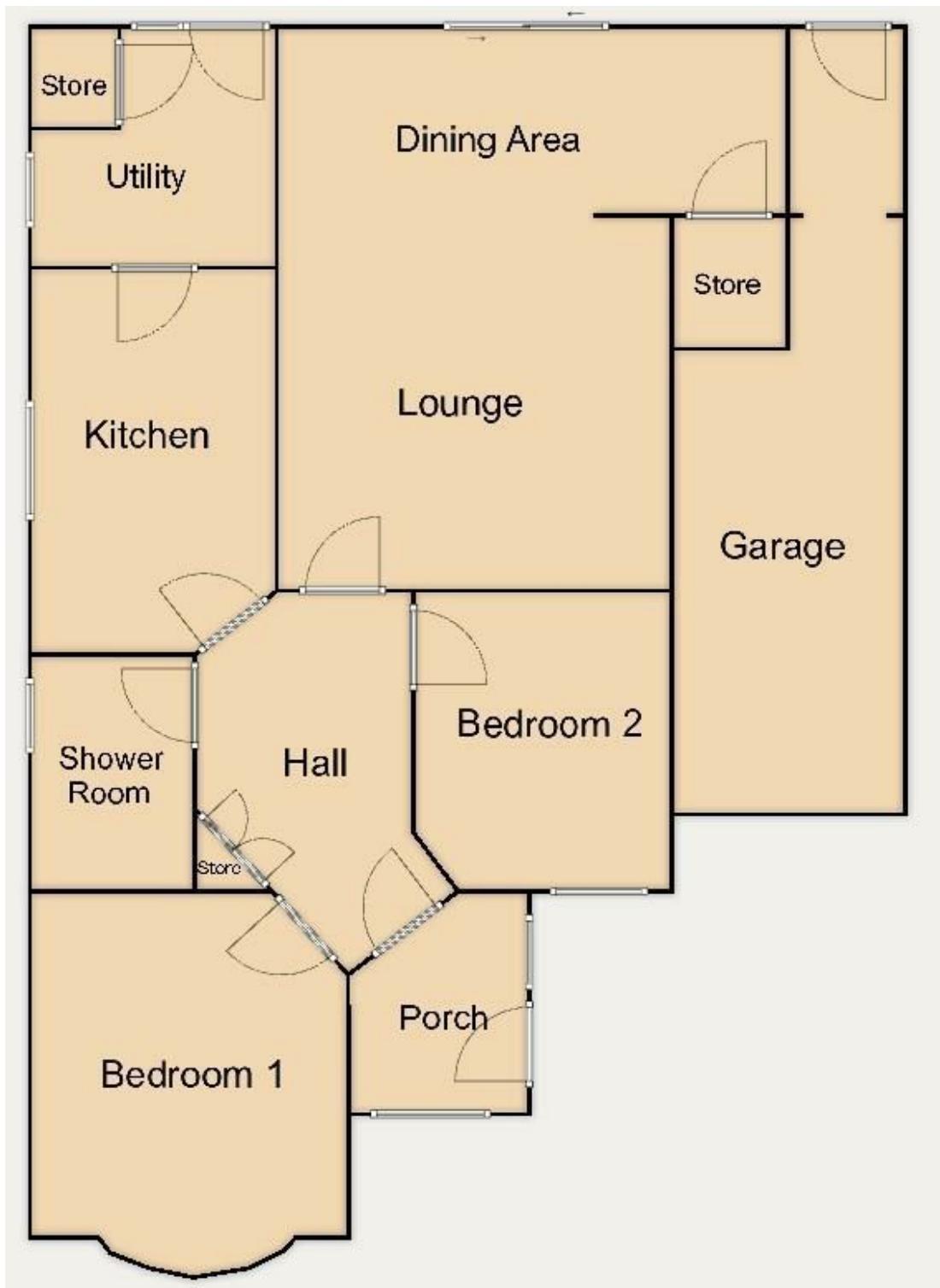
## **GENERAL INFORMATION**

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.

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

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