

# CHRIS FOSTER & Daughter

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## **67 Westbrook Avenue, Aldridge, WS9 0BZ** **Guide Price £279,950**

A well presented, traditional style semi detached residence occupying a good sized plot in this popular residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Modern Fitted Dining/Kitchen \* Side Entry/Utility \* Guest Cloakroom \* 3 Bedrooms \* Modern bathroom \* Off Road Parking \* Large Rear Garden \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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

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**Company Number: 11253248**





# 67 Westbrook Avenue, Aldridge



Lounge



Modern Fitted Dining/Kitchen



Modern Fitted Dining/Kitchen



Bedroom One



## 67 Westbrook Avenue, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Modern Bathroom



Large Rear Garden

# 67 Westbrook Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented, traditional style semi detached residence that occupies a good sized plot in this popular residential location close to 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 PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

composite door to front and quarry tiled floor.

## **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

## **LOUNGE**

3.51m x 3.18m (11'6 x 10'5)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric flame effect fire fitted, central heating radiator and ceiling light point.

## **MODERN FITTED DINING/KITCHEN**

4.93m x 3.63m (16'2 x 11'11)

two PVCu double glazed windows to rear elevation, range of modern fitted high gloss base units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, space for table and chairs, tiled floor, central heating radiator, ceiling spot lights and door leading to:

## **SIDE ENTRY/UTILITY**

composite door to front elevation and PVCu double glazed door to rear, quarry tiled floor, central heating radiator, two ceiling light points and plumbing for washing machine.

## **GUEST CLOAKROOM**

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

## **FIRST FLOOR LANDING**

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

# 67 Westbrook Avenue, Aldridge

## BEDROOM ONE

3.45m x 3.05m (11'4 x 10')

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

## BEDROOM TWO

3.56m x 2.92m (11'8 x 9'7)

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

## BEDROOM THREE

2.39m x 1.93m (7'10 x 6'4)

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

## MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, shower bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, tiled floor, ceiling spotlights, extractor fan, central heating radiator and airing cupboard off housing the 'Baxi' central heating boiler.

## OUTSIDE

### FORE GARDEN

double width pebbled driveway providing off road parking.

### LARGE REAR GARDEN

paved patio, lawn, trees and shrubs.

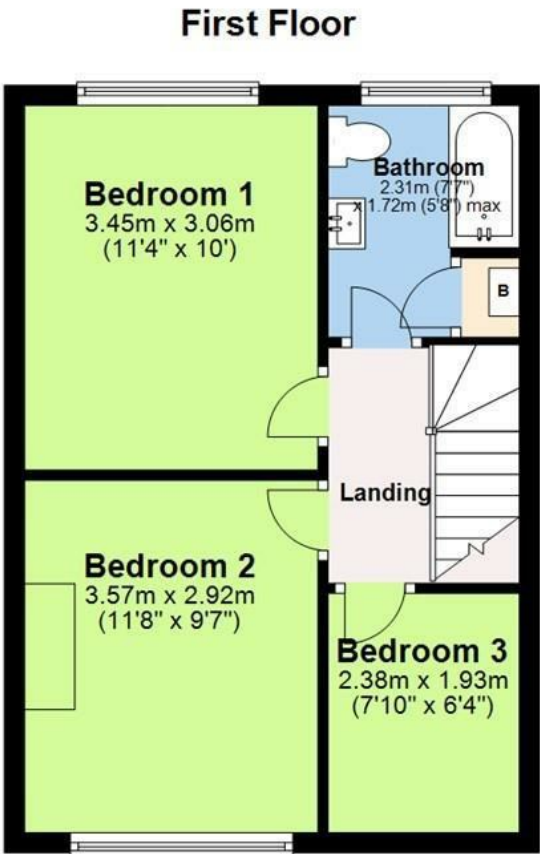
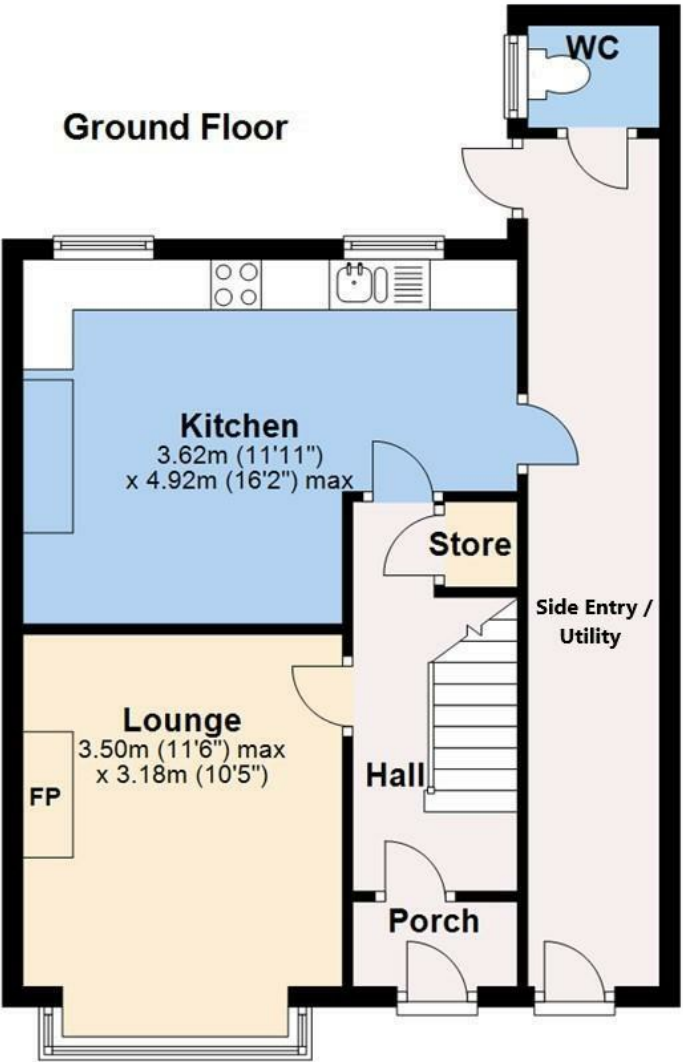
## GENERAL INFORMATION

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.

# 67 Westbrook Avenue, Aldridge



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |