

# CHRIS FOSTER & Daughter

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## 12 Beacon Rise, Aldridge, WS9 0TQ Guide Price £670,000

An extremely spacious and well presented detached Georgian style family residence occupying a quiet cul-de-sac position in this highly sought after residential location with far reaching views to the rear yet remaining within easy reach of local amenities.

- \* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Sun Room
- \* Dining Room \* Fitted Breakfast/Kitchen \* Utility \* Four Bedrooms \* Master with En Suite Bathroom \* Family Bathroom \* Storage Room \* Double Garage \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band G  
Local Authority - Walsall



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

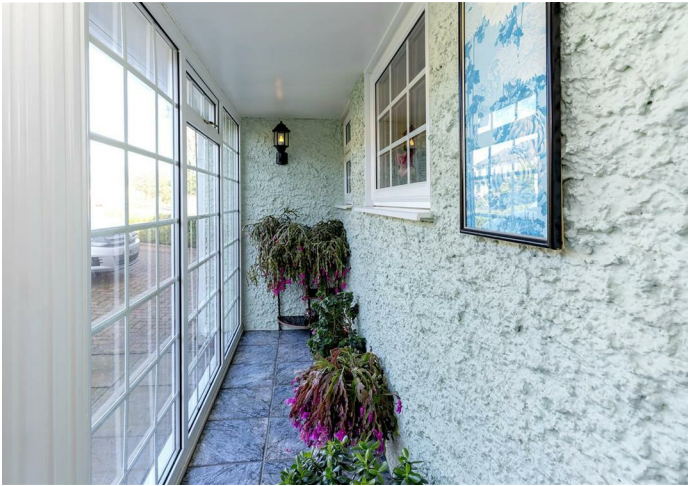
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Company Number: 11253248





## 12 Beacon Rise, Aldridge



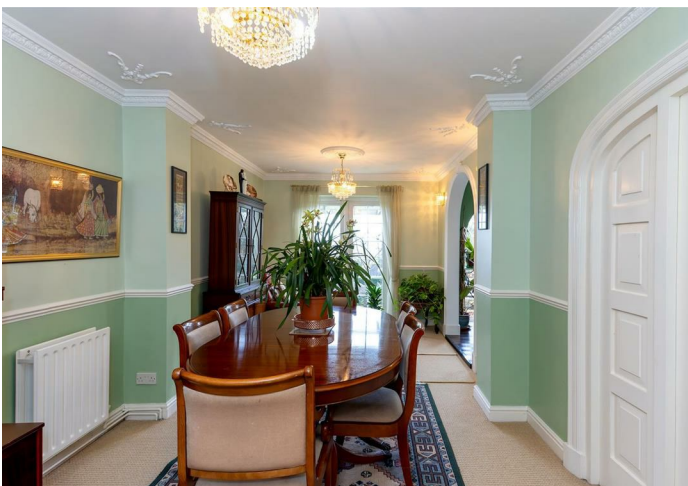
Enclosed Porch



Reception Hall



Lounge

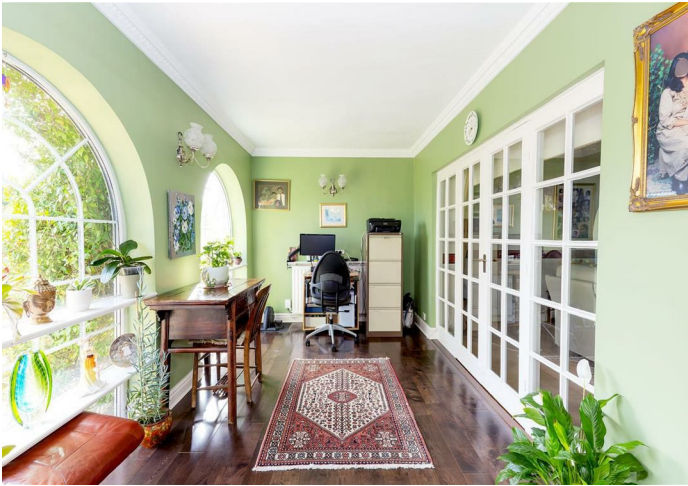


Dining Room





## 12 Beacon Rise, Aldridge



Sun Room



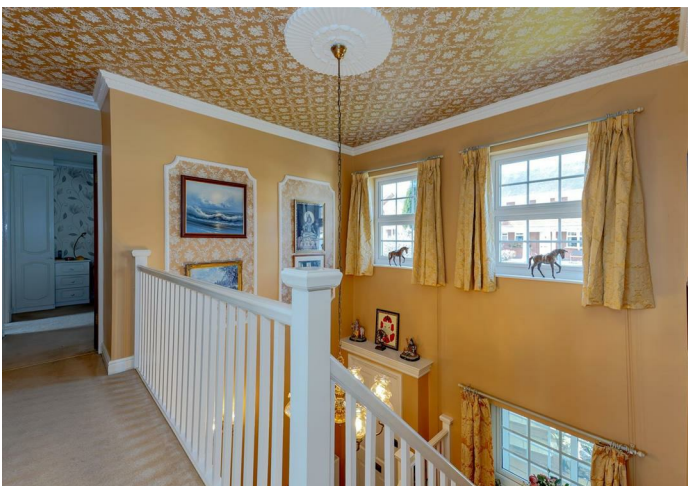
Breakfast/Kitchen



Breakfast/Kitchen



Utility



First Floor Landing



Bedroom One



## 12 Beacon Rise, Aldridge



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



## 12 Beacon Rise, Aldridge



Fore Garden



Landscaped Rear Garden



Rear Elevation



Landscaped Rear Garden



Landscaped Rear Garden





# 12 Beacon Rise, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious and well presented detached Georgian style family residence that occupies a quiet cul-de-sac position in this highly sought after residential location close to greenbelt countryside yet remaining 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 double opening doors and windows to front elevation, tiled floor and wall light point.

## **OPEN PLAN RECEPTION HALL**

3.89m x 3.58m (12'9 x 11'9)

having entrance door, PVCu double glazed window to front elevation, chandelier style ceiling light, additional wall light point, ceiling coving, central heating radiator and parquet flooring.

## **IMPRESSIVE LOUNGE**

7.32m x 4.24m (24'0 x 13'11)

PVCu double glazed bow window to front elevation, feature ornate marble fireplace with gas fire fitted, two central heating radiators, ceiling light point, ceiling coving, double opening doors leading to:

## **SUN ROOM**

4.27m x 2.46m (14'0 x 8'1)

having two feature PVCu double glazed semi circular windows to the rear elevation, central heating radiator, ceiling coving, two wall light points and hard wood flooring.

## **DINING ROOM**

5.82m x 3.05m (19'1 x 10'0)

PVCu double glazed, double opening doors leading to the rear gardens, two central heating radiators, two ceiling light points, dado rail, double opening doors leading to the lounge and archway leading into the sun room.

# 12 Beacon Rise, Aldridge

## FITTED BREAKFAST/KITCHEN

5.11m x 3.96m (16'9 x 13'0)

PVCu double glazed double opening doors and windows to rear elevation, ceiling spotlights, range of mahogany fitted wall, base units and drawers, granite working surfaces with tiled surround, built in electric oven, gas hob with extractor canopy over, space for American style fridge/freezer, tiled floor and central island with granite work top incorporating stainless steel single drainer sink having mixer tap over and additional base units below.

## UTILITY

3.20m x 1.80m (10'6 x 5'11)

PVCu double glazed door leading to the rear gardens, working surface with inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine and dishwasher, tiled floor, central heating boiler and access to the garage.

## GUEST CLOAKROOM

3.05m x 1.75m (10'0 x 5'9)

PVCu double glazed window to the front elevation, WC, vanity wash hand basin, central heating radiator, ceiling light point, wall light point and under stairs storage space.

## FIRST FLOOR

### GALLERY LANDING

two PVCu double glazed windows to front elevation, ceiling coving and central heating radiator.

### BEDROOM ONE

3.89m x 3.58m (12'9 x 11'9 )

two PVCu double glazed windows to the front elevation, ceiling light point, ceiling coving, range of fitted wardrobes, central heating radiator and access to:

### EN SUITE DRESSING AREA/BATHROOM

3.35m x 2.36m (11'0 x 7'9)

with fitted wardrobe, ceiling spotlights, central heating radiator, additional chrome heated towel rail, jacuzzi bath incorporating shower enclosure with sliding doors, vanity wash hand basin, WC, fully tiled walls and floor.

### BEDROOM TWO

3.35m x 2.74m (11'0 x 9'0)

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

### BEDROOM THREE

3.35m x 2.59m (11'0 x 8'6)

PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobes with central dressing table.

### BEDROOM FOUR

3.38m x 2.82m (11'1 x 9'3)

two PVCu double glazed windows to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

# 12 Beacon Rise, Aldridge

## **FAMILY BATHROOM**

3.20m x 3.05m (10'6 x 10'0)

two PVCu double glazed windows to rear elevation, panelled bath with side mixer tap and shower attachment fitted, additional shower over with shower screen fitted, pedestal wash hand basin, WC, central heating radiator, tiling to splash prone areas, ceiling light point and airing cupboard off.

## **STORAGE ROOM**

being fully tiled with ceiling light point and storage cupboard.

## **OUTSIDE**

### **DOUBLE GARAGE**

5.56m x 4.57m (18'3 x 15'0)

six panel sliding door to front elevation, fluorescent strip light, range of fitted wall cupboards and shelving and access to the utility.

### **FORE GARDEN**

having block paved, double width driveway, shaped lawn, well stocked borders and shrubs.

### **PRIVATE LANDSCAPED REAR GARDEN**

enjoying superb open views to the rear, block paved patio area, mature and attractive 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.



# 12 Beacon Rise, Aldridge

## Beacon Rise, Aldridge, WS9 0TQ

### FLOOR PLAN

#### FOUR Bedroom Detached Property

This is not to scale and should only be used for reference purposes only  
No measurements may be taken as exact and a full survey should be carried out to verify these figures

