CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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45 Wellfield Road, Aldridge, WS9 8JD
Asking Price £350,000

Chris Foster & Daughter are pleased to offer for sale this superbly maintained and beautifully appointed three bedroom semi-detached bungalow, occupying a highly sought-after position within Aldridge. Offering an excellent combination of space, comfort and versatility, the light, airy and generously proportioned accommodation briefly comprises: porch, generous hallway, spacious lounge, fitted kitchen, useful utility room, three bedrooms and a shower room. Further benefits include double glazing and central heating (both where specified), front garden, good-sized and beautifully landscaped rear garden, garage, garden W.C. and driveway providing off-road parking to the front. With well-presented accommodation and an enviable location, immediate viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer. The property is offered for sale with no upward chain.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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

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OnTheMarket.com

45 Wellfield Road, Aldridge

Lounge

Hallway

Kitchen

Utility

Bedroom One

Bedroom One

45 Wellfield Road, Aldridge

Bedroom Two

Bedroom Three

Shower Room

Patio

Garden

Garden

45 Wellfield Road, Aldridge

Aldridge
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.

Frontage
Having a slate chipped garden flanked by block-paved driveway affording off road parking and leading to door to:-

Porch
With uPVC double glazed windows to the side and front and door to:-

Hallway
3.63 max x 2.47 max (11'10" max x 8'1" max)
Having a built-in cupboard and doors off to:-

Lounge
4.3 x 4.3 (14'1" x 14'1")
With central heating radiator and uPVC double glazed french doors to the rear.

Kitchen
3.63 x 3.03 (11'10" x 9'11")
With a range of eye and base level units with work surface over incorporating hob, oven, single drainer sink unit, tiled splashbacks, two built-in storage cupboards, central heating radiator, uPVC double glazed windows to side and rear and door to:-

Utility Room
3.09 x 1.64 (10'1" x 5'4")
With work surface with plumbing for appliance under, central heating radiator, uPVC double glazed windows to side and rear and part uPVC double glazed door to the rear.

Bedroom One
3.56 max x 3.34 max (11'8" max x 10'11" max)
Having a range of fitted wardrobes, central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.69 x 2.73 (12'1" x 8'11")
With central heating radiator and uPBVC double glazed window to the front.

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Bedroom Three
2.89 x 2.59 (9'5" x 8'5")
With central heating radiator and uPVC double glazed window to the side.

Shower Room
Having a suite comprising walk-in shower cubicle with built-in shower, low flush w.c, wash hand basin, heated towel rail, tiled walls, loft access and frosted uPVC double glazed window to the side.

Rear Garden
Having a generous paved patio with steps down to landscaped lawned garden beyond with well stocked flower and shrub borders. Timber shed and remote controlled electric sun canopy.

Garage
4.9 max x 3.45 max 2.47 min (16'0" max x 11'3" max 8'1" min)
With power and light, double doors to the front and door to:-

Workshop
2.97 x 1.92 (9'8" x 6'3")
With window to the side.

Garden W.C
With w.c.

GENERAL INFORMATION Sales Freehold
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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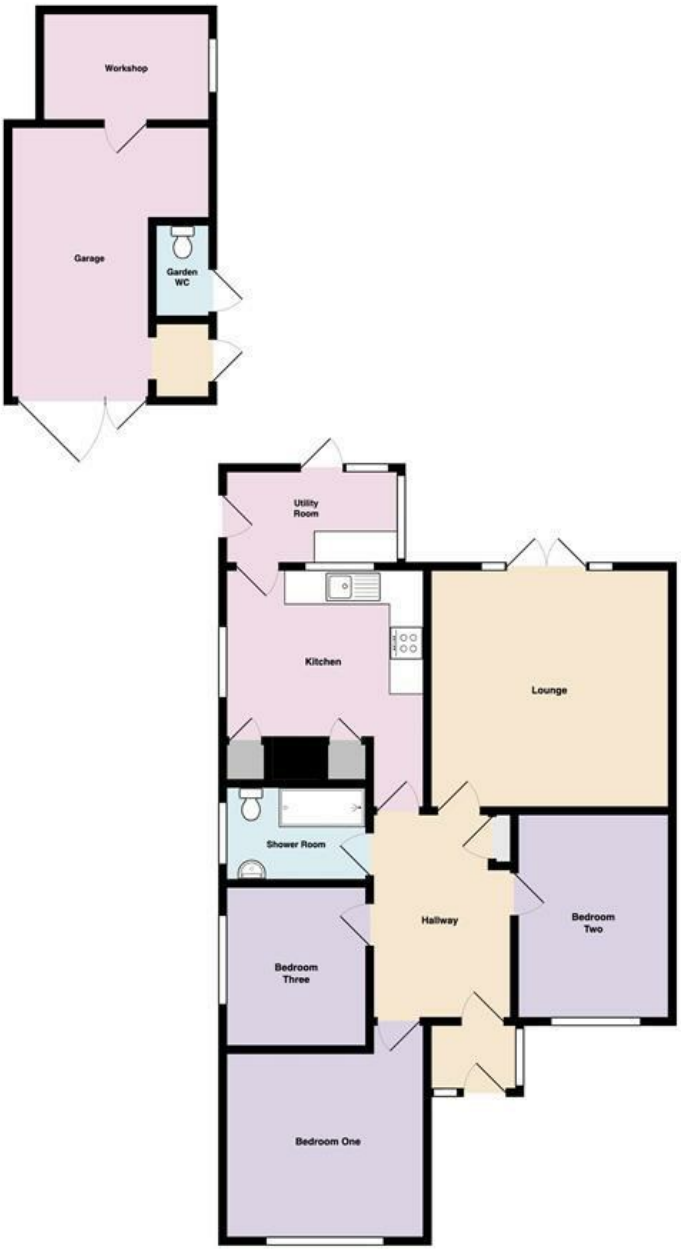
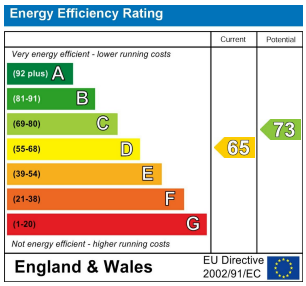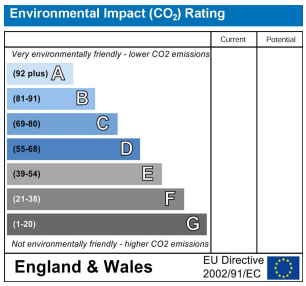
All measurements are approximate and for display purposes only