

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 25 Longwood Road, Aldridge, WS9 0TA Guide Price £795,000

A superbly appointed and particularly spacious detached family residence occupying an excellent position in this highly regarded and sought after location enjoying open views to the rear whilst remaining within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Dining Room \* Snug \* Modern Fitted Breakfast/Kitchen \* 5 Bedrooms \* En Suite To Master \* Balcony \* Family Bathroom \* Additional WC \* Good Sized Garage \* Large Rear Garden \* Outside Gym/Home Office and Garden Room \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band F  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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



# 25 Longwood Road, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Dining Room



Snug

# 25 Longwood Road, Aldridge



Fitted Breakfast/Kitchen



First Floor Landing



Bedroom One



Bedroom One



En Suite

# 25 Longwood Road, Aldridge



**Bedroom Two**



**Balcony**



**Bedroom Three**



**Bedroom Four**



**Bedroom Five**

# 25 Longwood Road, Aldridge



Family Bathroom



Rear Patio and Deck



Rear Garden and View



Rear Elevation



Gym/Home Office



Garden Room

# 25 Longwood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious detached family residence that occupies an excellent position in this highly regarded and sought after location enjoying open views to the rear whilst 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 door and windows to front and ceiling light point.

## **RECEPTION HALL**

feature frosted glass panelled entrance door, radiator, ceiling light point and under stairs storage cupboard.

## **IMPRESSIVE LOUNGE**

6.96m x 3.35m (22'10 x 11')

PVCu double glazed windows to rear and side and double opening doors leading to the rear garden, feature fireplace with gas coal effect fire fitted, two radiators and three ceiling light points.

## **DINING ROOM**

3.78m x 3.61m (12'5 x 11'10)

PVCu double glazed windows to front and side, feature fireplace with modern electric fire fitted, radiator and ceiling light point.

## **SNUG**

3.66m x 2.54m (12' x 8'4)

PVCu double glazed window to rear, tiled floor, feature inset gas fire, radiator and ceiling spotlights.

## **FITTED BREAKFAST/KITCHEN**

4.57m x 3.78m (15' x 12'5)

PVCu double glazed door and window to rear, tiled floor, radiator, ceiling spotlights, range of fitted wall, base units and drawers, granite working surfaces incorporating drainer and inset sink with mixer tap over, built in 'Neff' electric double oven, five ring gas hob with extractor canopy over, integrated dishwasher, space for fridge/freezer and wall mounted central heating boiler housed in matching unit.

# 25 Longwood Road, Aldridge

## **INNER LOBBY**

tiled floor and ceiling light point.

## **GUEST CLOAKROOM**

wc, wash hand basin, tiled floor, ceiling spotlights and extractor fan.

## **FIRST FLOOR LANDING**

two ceiling light points, radiator and loft access.

## **BEDROOM ONE**

4.34m x 3.66m (14'3 x 12')

PVCu double glazed window to front, range of fitted wardrobes, radiator and ceiling light point.

## **EN SUITE SHOWER ROOM**

shower enclosure, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls, ceiling spotlights and extractor fan.

## **BEDROOM TWO**

3.94m x 3.35m (12'11 x 11')

two built in wardrobes, radiator, ceiling light point and PVCu double glazed double opening doors leading to:

## **BALCONY**

## **BEDROOM THREE**

3.81m x 3.35m (12'6 x 11')

PVCu double glazed windows to front and side, radiator and ceiling light point.

## **BEDROOM FOUR**

4.57m x 2.44m (15' x 8')

PVCu double glazed window to rear, fitted wardrobes, radiator and ceiling light point.

## **BEDROOM FIVE**

2.62m x 2.36m (8'7 x 7'9)

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

## **LUXURY FAMILY BATHROOM**

2.51m x 1.78m (8'3 x 5'10)

PVCu double glazed window to rear, panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, ceiling spotlights, radiator and extractor fan.

## **ADDITIONAL WC**

PVCu double glazed window to side, wc, wash hand basin, radiator and ceiling light point.

## **GOOD SIZED GARAGE**

5.21m x 3.68m (17'1 x 12'1)

electric up and over door, space and plumbing for washing machine, fitted storage cupboards, lights and power.

## **OUTSIDE**

# 25 Longwood Road, Aldridge

## **FORE GARDEN**

paved driveway and additional tarmacadam area providing off road parking for several vehicles, boundary wall, shrubs, outside lighting and side access leading to:

## **LARGE REAR GARDEN**

paved area with outside power supply and steps leading down to patio, gravelled area and deck, outside lighting and further power supplies, lawn with well stocked borders, trees and shrubs, useful shed and gated access to fields at rear.

## **OUTSIDE GYM/HOME OFFICE**

4.17m x 2.97m (13'8 x 9'9)

PVCu double glazed double opening doors and windows, laminate floor covering, lighting and power, working surface with storage cupboards below.

## **GARDEN ROOM**

4.17m x 2.44m (13'8 x 8')

PVCu double glazed double opening doors and windows, tiled floor, modern wall hung electric fire, ceiling spotlights and power supply.

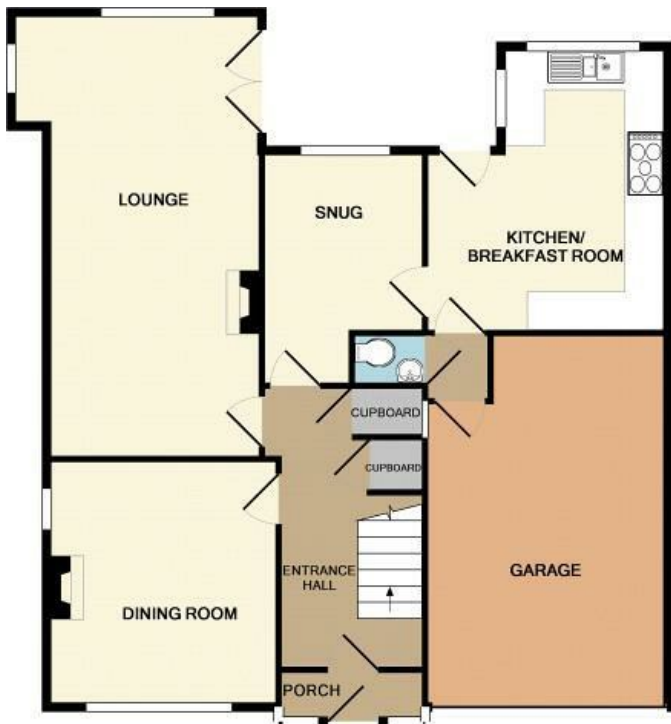
## **GENERAL INFORMATION**


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.

# 25 Longwood Road, Aldridge



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