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22 Whitehouse Way, Aldridge, WS9 0BB Guide Price £315,000

A spacious extended 4 bedroom semi detached family residence in need of general modernisation, occupying a quiet cul-de-sac position in this highly sought after location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Extended Dining Room * Fitted Kitchen * Utility * Bedroom 4/Study * 3 First Floor Bedrooms * Shower Room * Off Road Parking * Gas Central Heating * Extensive PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



22 Whitehouse Way, Aldridge



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Fitted Kitchen

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Fitted Kitchen



Utility



Bedroom Four/Study



Bedroom One



Bedroom One



Bedroom Two

22 Whitehouse Way, Aldridge



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

22 Whitehouse Way, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offers by this spacious extended 4 bedroom semi detached family residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position in this highly sought after location 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 sliding patio door to the front elevation and wall light point.

RECEPTION HALL

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

LOUNGE

4.72m x 3.51m (15'6 x 11'6)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted, central heating radiator and two wall light points.

EXTENDED DINING ROOM

4.95m x 2.87m (16'3 x 9'5)

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

FITTED KITCHEN

2.67m x 2.41m (8'9 x 7'11)

PVCu double glazed window to rear elevation, fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for cooker, integrated fridge, ceiling light point and under stairs recess.

UTILITY

2.67m x 2.51m (8'9 x 8'3)

PVCu double glazed door and window to rear elevation, fitted wall and base units, working surface, space for appliances, wall mounted 'Potterton' central heating boiler, fluorescent strip light, central heating radiator and walk-in storage cupboard off.

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BEDROOM FOUR/STUDY

3.43m x 2.39m (11'3 x 7'10)

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

FIRST FLOOR LANDING

PVCu double glazed window to side and ceiling light point.

BEDROOM ONE

3.33m x 3.10m (10'11 x 10'2)

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

BEDROOM TWO

3.33m x 2.97m (10'11 x 9'9)

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

BEDROOM THREE

2.26m x 2.18m (7'5 x 7'2)

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, wc, central heating radiator, loft access, ceiling spotlights, extractor fan and airing cupboard off.

OUTSIDE

FORE GARDEN

block paved driveway providing off road parking and lawn.

REAR GARDEN

paved patio area, lawn and well stocked borders.

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 ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		