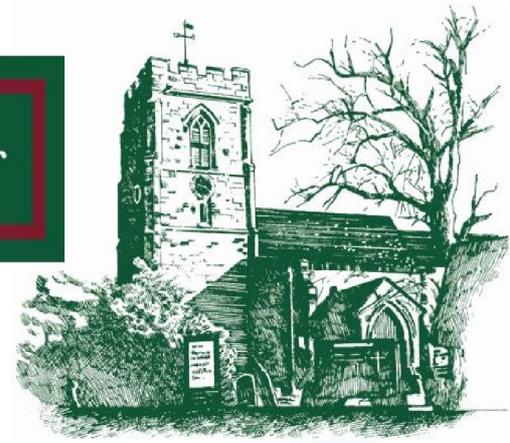


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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3 Cotswold Close, Aldridge, WS9 8LW Guide Price £170,000

A spacious well presented first floor maisonette occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * First Floor Landing * Lounge * Fitted Kitchen * 2 Good Sized Bedrooms * Modern Bathroom * Garage * Enclosed Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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



3 Cotswold Close, Aldridge



Lounge



Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two

3 Cotswold Close, Aldridge



Modern Bathroom



Enclosed Rear Garden

3 Cotswold Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented first floor maisonette that occupies a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities at Lazy Hill and 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 entrance door.

RECEPTION HALL

PVCu double glazed window to side elevation, ceiling light point and staircase leading to:

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, three ceiling light points, central heating radiator, loft access, cloaks cupboard, meter cupboard and airing cupboard housing the 'Ideal' central heating boiler.

LOUNGE

3.96m x 3.76m (13' x 12'4)

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

FITTED KITCHEN

2.44m x 2.39m (8' x 7'10)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surface with matching upstands and inset stainless steel single drainer sink having mixer tap over, replacement built in electric oven, separate gas hob, space for appliances and ceiling light point.

BEDROOM ONE

3.51m x 3.20m (11'6 x 10'6)

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

BEDROOM TWO

3.15m x 2.67m (10'4 x 8'9)

PVCu double glazed window to front elevation, built in storage cupboard with radiator and sliding mirrored doors, central heating radiator and ceiling light point.

3 Cotswold Close, Aldridge

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, wc, chrome heated towel rail, ceiling light point, extractor fan and tiled walls.

OUTSIDE

shared driveway gives access to:

SINGLE GARAGE

up and over door, new roof and access to:

ENCLOSED REAR GARDEN

with lawn and shrubs.

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 138 years from 29th March 2013. The vendor owns a share of the Freehold interest and there is no ground rent or service charge payable.

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.

3 Cotswold Close, Aldridge



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	71	77

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		