

# CHRIS FOSTER & Daughter

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## 404 Walsall Wood Road, Aldridge, WS9 8HL Guide Price £209,950

A Mid Town House residence that is need of certain modernisation, situated in this sought after location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Dining Room \* Fitted Kitchen \* Lobby \* Guest Cloakroom \* 2 Bedrooms \* Bathroom \* Detached Garage and Off-Road Parking to Rear  
\* Gas Central Heating \* Majority PVCu Double Glazing \* No Upward Chain \*

Council Tax Band B  
Local Authority - Walsall



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

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Company Number: 11253248





# 404 Walsall Wood Road, Aldridge



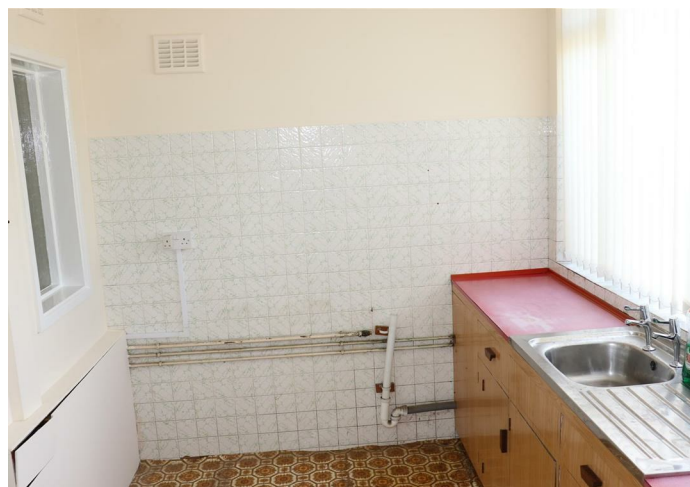
Lounge



Dining Room



Lobby



Kitchen

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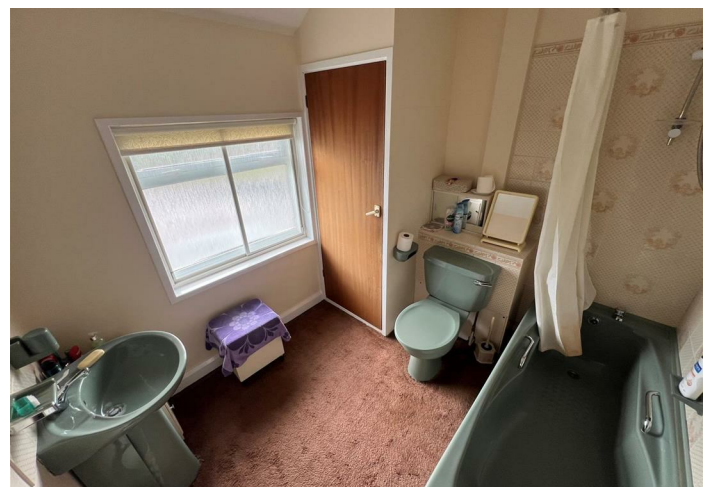
Bedroom One



Bedroom One



Bedroom Two



Bathroom



## 404 Walsall Wood Road, Aldridge



Rear Garden



Rear Elevation

# 404 Walsall Wood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this Mid Town House residence that is in need of certain modernisation, situated in this sought after location within easy reach of local amenities.

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 majority PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

having double opening doors and windows to front elevation and two wall lights.

## **RECEPTION HALL**

having door to front elevation and ceiling light point.

## **LOUNGE**

4.01m x 3.86m (13'02 x 12'08)

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

## **DINING ROOM**

4.04m x 2.67m (13'03 x 8'09)

having windows to rear elevation, ceiling light point, central heating radiator and storage cupboard off.

## **LOBBY**

having double glazed door and window to rear elevation and ceiling light point.

## **FITTED KITCHEN**

3.00m x 2.36m (9'10 x 7'09 )

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, range of fitted base units and drawers, working surface with inset stainless steel drainer sink, space and plumbing for oven, washing machine and fridge/freezer.

## **GUEST CLOAKROOM**

having ceiling light point and WC.

## **FIRST FLOOR LANDING**

having ceiling light point and loft access.

# 404 Walsall Wood Road, Aldridge

## BEDROOM ONE

4.06m x 3.15m (13'04 x 10'04)

having two PVCu double glazed windows to front elevation, two ceiling light points, central heating radiator and built in storage cupboard.

## BEDROOM TWO

3.43m x 2.39m (11'03 x 7'10)

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

## BATHROOM

having PVCu double glazed window with additional frosted glazing to rear elevation, ceiling light point, wall light and shaver point, central heating radiator, WC, pedestal sink, panelled bath with electric 'Triton' shower over, and airing cupboard off housing 'Vaillant' central heating boiler.

## OUTSIDE

### SIDE ENTRY

having doors to front and rear elevations and ceiling light point.

### DETACHED GARAGE

6.43m x 2.62m (21'01 x 8'07)

having up and over garage door to rear elevation, PVCu double glazed frosted window to side elevation, two ceiling light points and additional storage cupboards to front elevation.

### FORE GARDEN

having slabbed pathway, lawned area, mature shrubs, brick wall and fenced borders.

### REAR GARDEN

having driveway to rear access, lawned area, patio area, mature shrubs, fenced borders and useful shed.

## 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.

# 404 Walsall Wood Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		