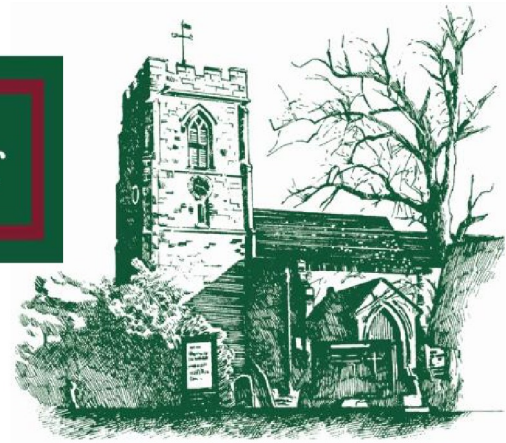


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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67 Weston Crescent, Aldridge, WS9 0HA Guide Price £375,000

An extremely well presented traditional style Semi Detached family residence occupying an excellent position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Luxury Family / Kitchen / Diner * Orangery
* Guest Cloakroom * Garage / Utility * Three Bedrooms * Bathroom * Off Road Parking * Gas
Central Heating System * PVCu Double Glazing *

Council Tax Band C
Local Authority - Walsall



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

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



67 Weston Crescent, Aldridge



Reception Hall



Lounge



Luxury Family / Kitchen / Diner

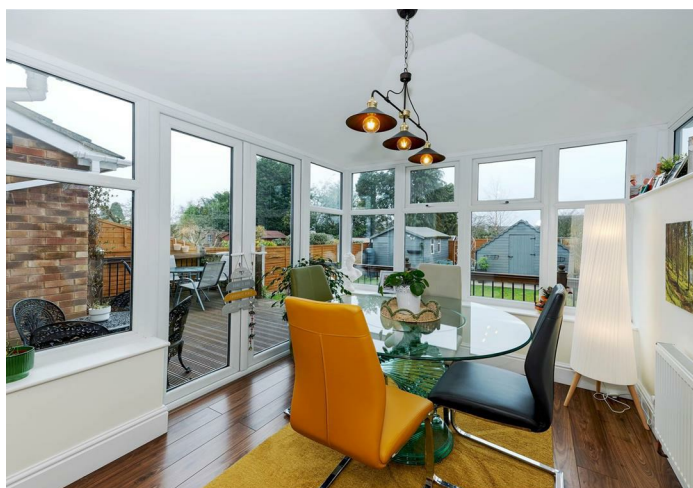
67 Weston Crescent, Aldridge



Luxury Family / Kitchen / Diner



Sitting / Dining Area



Orangery



Guest Cloakroom

67 Weston Crescent, Aldridge



Garage / Utility



First Floor Landing



Bedroom One



Bedroom Two

67 Weston Crescent, Aldridge



Bedroom Three



Bathroom



Bathroom



Rear Garden



Rear Garden



Rear Elevation

67 Weston Crescent, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented traditional style Semi Detached family residence occupying an excellent position in this highly sought after residential location close to 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 fired central heating system and PVCu double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed french doors to front elevation and inset ceiling spotlights.

RECEPTION HALL

having entrance door and windows to front elevation, ceiling light point, ceiling coving, central heating radiator, under stairs storage off and laminate flooring.

LOUNGE

4.57m (into bay) x 3.51m (15'00 (into bay) x 11'06)

having PVCu double glazed bay window to front elevation, ceiling light point, ceiling coving, central heating radiator and feature fireplace with log burner fitted.

LUXURY FAMILY / KITCHEN / DINER

KITCHEN AREA

4.42m x 3.33m (max) (14'06 x 10'11 (max))

having PVCu double glazed door and windows to rear elevation, 'Keylite' skylight window, inset ceiling spot lights and under cabinet lighting, ceiling coving, range of fitted wall, base units and drawers, working surfaces with tiled surround having inset ceramic drainer sink having mixer tap over, range oven with extractor canopy over, space for fridge/freezer and laminate flooring.

DINING AREA

3.63m x 3.51m (11'11 x 11'06)

having bi-fold doors to rear elevation, inset ceiling spotlights, ceiling coving, central heating radiator, feature fireplace with gas fire fitted and laminate flooring.

67 Weston Crescent, Aldridge

ORANGERY

2.87m x 2.41m (9'05 x 7'11)

having PVCu double glazed french doors to side elevation and windows to rear and side elevations, ceiling light point, central heating radiator and laminate flooring.

LOBBY

having inset ceiling spot lights, central heating radiator and laminate flooring.

GUEST CLOAKROOM

having 'Keylite' skylight window, WC, wash hand basin with mixer tap over, extractor fan and laminate flooring.

FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

4.72m (into bay) x 3.33m (15'06 (into bay) x 10'11)

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

BEDROOM TWO

3.68m x 3.33m (12'01 x 10'11)

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

BEDROOM THREE

2.92m x 2.01m (9'07 x 6'07)

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

BATHROOM

2.24m x 1.98m (7'04 x 6'06)

having PVCu double glazed frosted window to rear elevation, ceiling light point, WC, pedestal sink, bath with electric shower and shower screen fitted over, shaver point, central heating radiator, airing cupboard off housing wall mounted 'Glow-Worm' central heating boiler.

GARAGE / UTILITY

3.63m x 2.24m (11'11 x 7'04)

having double opening garage door to front elevation, four ceiling light points, range of wall, base units and drawers, working surfaces with space and plumbing for washing machine and tumble dryer.

OUTSIDE

FORE GARDEN

having tarmacadam driveway with mature shrubs, brick wall borders and security lighting.

REAR GARDEN

having raised decking area, lawned area, slabbed pathway leading to patio area with two useful sheds, one having electricity, fenced borders and security lighting.

GENERAL INFORMATION

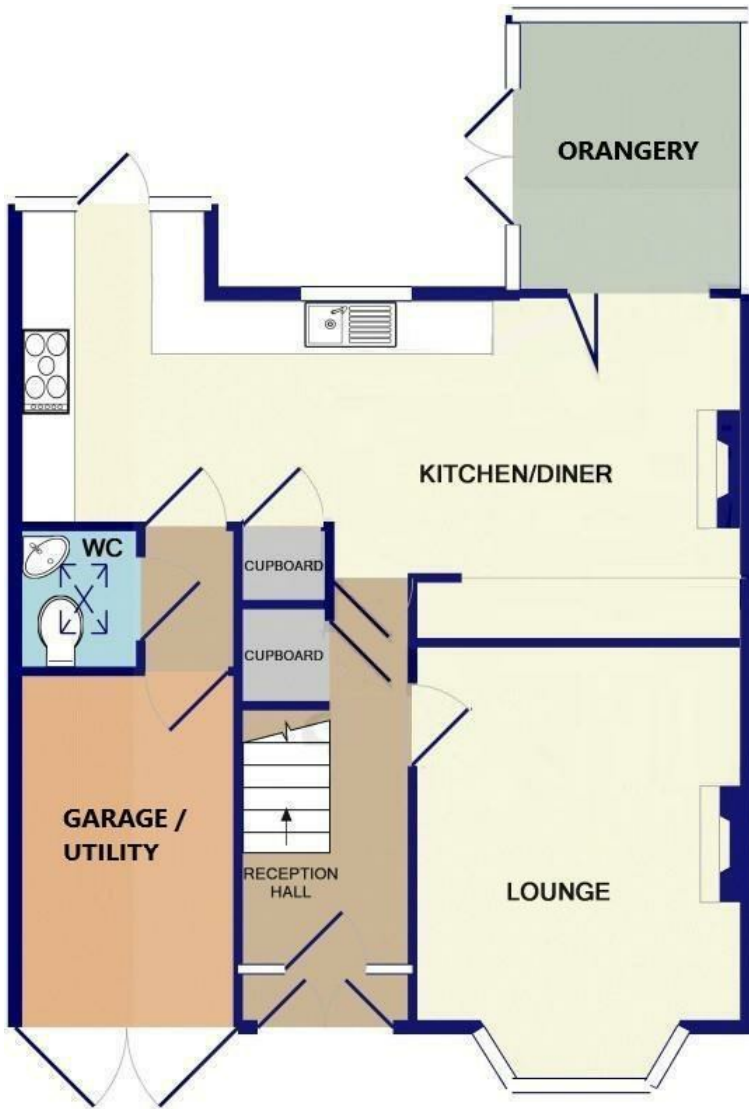
We understand the property is Freehold with vacant possession upon completion.

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.

67 Weston Crescent, Aldridge

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.

67 Weston Crescent, Aldridge



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	