# CHRIS FOSTER & Daughter

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## 14 Walsall Road, Aldridge, WS9 0JL
## Guide Price £325,000

A particularly spacious extended traditional style semi detached family residence, occupying an excellent position in this sought after residential location close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Extended Dining/Sitting Room * Extended Fitted Kitchen * Utility * Guest Cloakroom * 3 Bedrooms * Bathroom * Garage And Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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

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# 14 Walsall Road, Aldridge





Lounge





Extended Dining/Sitting Room



Extended Fitted Kitchen

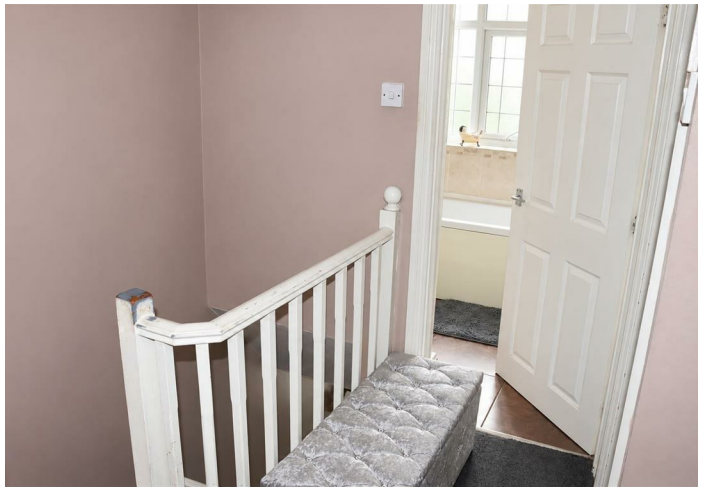


Reception Hall

# 14 Walsall Road, Aldridge



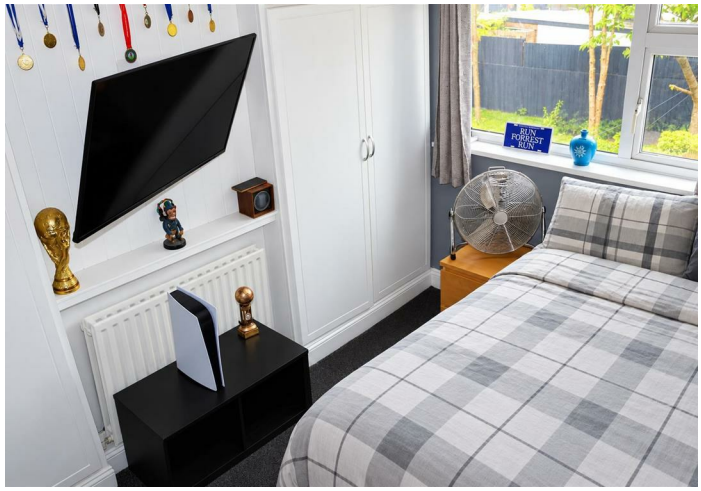
Utility



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

# 14 Walsall Road, Aldridge



Bathroom



Rear Garden

# 14 Walsall Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious extended traditional style semi detached family residence, that occupies an excellent position in this sought after residential location close to 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 double opening doors to front and wall light point.

**RECEPTION HALL**
PVCu double glazed entrance door, radiator, ceiling light point and laminate floor covering.

**GUEST CLOAKROOM**
wc, ceiling light point and laminate floor covering.

**LOUNGE**
4.50m x 3.18m (14'9 x 10'5)
PVCu double glazed bay window to front, feature fireplace with log burner fitted, radiator and ceiling light point.

**EXTENDED DINING/SITTING ROOM**
5.79m x 2.87m (19' x 9'5)
PVCu double glazed window to rear, feature rustic brick fireplace, radiator and two ceiling light points.

**EXTENDED FITTED KITCHEN**
4.83m x 2.21m (15'10 x 7'3)
PVCu double glazed window to rear, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, space for dishwasher, integrated wine cooler, breakfast bar, radiator and inset ceiling spotlights.

**UTILITY**
3.35m x 2.44m (11' x 8')
PVCu double glazed door and window to rear, fitted wall and base units, working surface, space for appliances, tiled floor and fluorescent strip light.

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**FIRST FLOOR LANDING**
PVCu double glazed window to side, ceiling light point and loft access.

**BEDROOM ONE**
4.65m x 3.12m (15'3 x 10'3)
PVCu double glazed bay window to front, fitted wardrobes, radiator and ceiling light point.

**BEDROOM TWO**
3.35m x 2.49m (11' x 8'2)
PVCu double glazed window to rear, fitted wardrobes, radiator and ceiling light point.

**BEDROOM THREE**
2.44m x 2.24m (8' x 7'4)
PVCu double glazed window to rear, radiator and ceiling light point.

**BATHROOM**
PVCu double glazed window to front, panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, chrome heated towel rail, extractor and inset ceiling spotlights.

**SIDE GARAGE**
5.41m x 2.59m (17'9 x 8'6)
double opening doors to front, light and power.

**FORE GARDEN**
concrete driveway, additional gravelled area and hedged boundary.

**REAR GARDEN**
paved patio, artificial lawn, shrubs, outside tap, security light and large Summer House/Garden Room 19'3 x 11'3.

**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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