

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 9 Lancaster Avenue, Aldridge, WS9 8RE Guide Price £319,950

A particularly spacious, extended, semi detached family residence situated in this popular residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended Through Lounge/Dining Room \* Fitted Breakfast Kitchen \* Utility \* Guest Cloakroom \* Three Good Sized Bedrooms \* Bathroom \* Separate WC \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \* Potential To Extend

Council Tax Band C  
Local Authority - Walsall



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

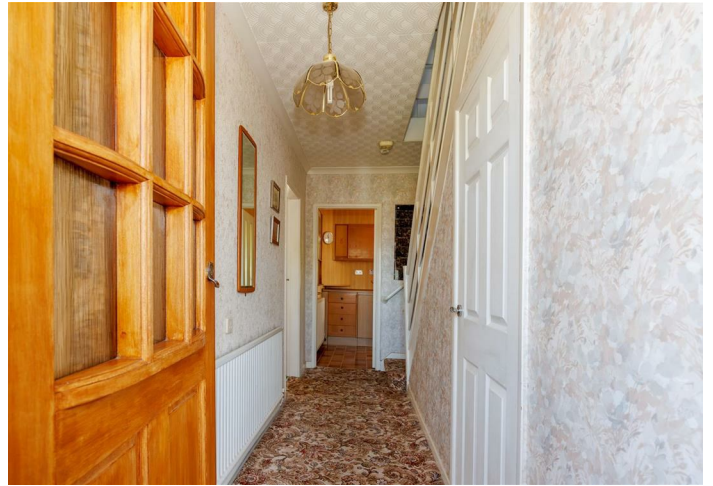
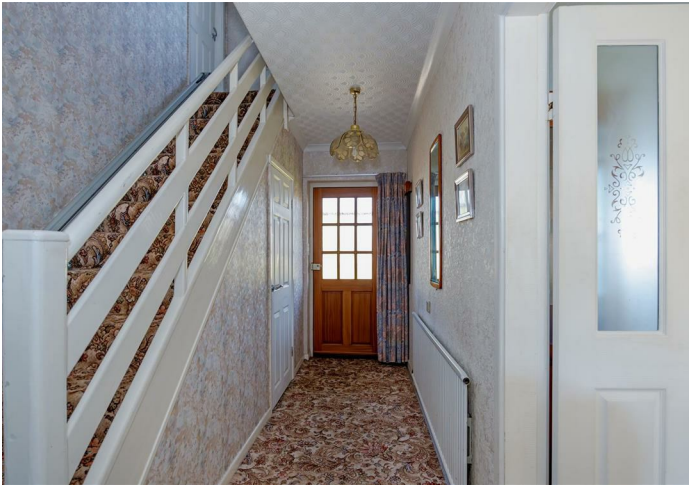
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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





## 9 Lancaster Avenue, Aldridge



Reception Hall



Through Lounge/Dining Room



Dining Area



Breakfast/Kitchen



## 9 Lancaster Avenue, Aldridge



Breakfast/Kitchen



Utility



Guest Cloakroom



First Floor Landing



First Floor Landing



Bedroom One



## 9 Lancaster Avenue, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



## 9 Lancaster Avenue, Aldridge



Bathroom



Separate WC



Rear Garden



Rear Elevation



Front Elevation

# 9 Lancaster Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious extended, semi detached family residence that is set on a particularly wide plot with ample scope and potential to extend subject to obtaining the necessary planning approval. The property is situated in a popular residential location and is 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**

door and windows to front elevation and wall light point.

## **RECEPTION HALL**

having entrance door, central heating radiator, ceiling light point and large understairs storage cupboard off with light and window to front elevation,

## **EXTENDED THROUGH LOUNGE/DINING ROOM**

8.97m x 3.73m (29'5 x 12'3)

PVCu double glazed window to front elevation, PVCu double glazed sliding patio door leading to the rear gardens, fireplace with gas fire fitted, four ceiling light points, two wall light points and two central heating radiators.

## **FITTED BREAKFAST/KITCHEN**

4.27m x 3.53m (14'0 x 11'7)

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, fluorescent strip light, central heating radiator, space for fridge and door leading to:

## **UTILITY**

3.35m x 1.83m (11'0 x 6'0)

PVCu double glazed windows to side and rear elevations, PVCu double glazed door leading to the rear gardens, working surface with base units below, space and plumbing for automatic washing machine and fluorescent strip light.

# 9 Lancaster Avenue, Aldridge

## GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, WC, wash hand basin, central heating radiator, ceiling light point and extractor fan.

## FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point and loft access.

## BEDROOM ONE

4.98m max x 3.28m (16'4" max x 10'9" )

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

## BEDROOM TWO

3.73m x 3.28m (12'3 x 10'9)

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

## BEDROOM THREE

3.28m x 2.82m (10'9 x 9'3)

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

## BATHROOM

3.07m x 2.31m (10'1 x 7'7)

PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround and shower over, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and airing cupboard off housing the "Baxi" central heating boiler.

## SEPERATE WC

PVCu double glazed frosted window to side elevation, WC and ceiling light point.

## OUTSIDE

### GARAGE

4.78m x 2.67m (15'8 x 8'9)

double opening doors to front, PVCu double glazed frosted window to side and light point.

### FORE GARDEN

having paved driveway providing ample off road parking, lawn, shrubs and gated side access leading to:

### REAR GARDEN

having further paved area to side ideal for additional parking, caravan storage or potential extension (subject to planning approval), paved patio area and path, lawn, side borders, outside lighting, shed and outside tap.

## 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.

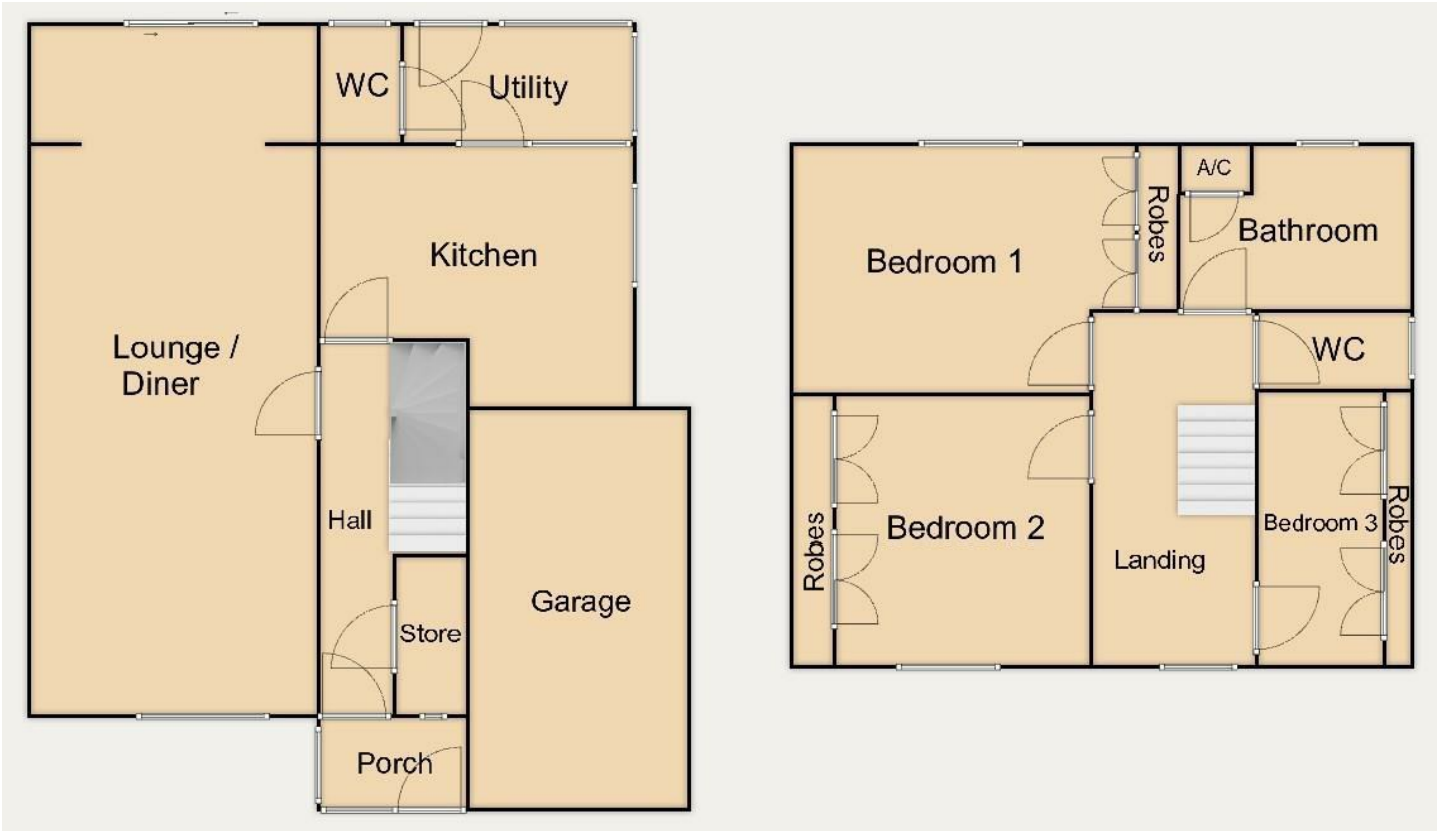
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent

## **9 Lancaster Avenue, Aldridge**

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.



# 9 Lancaster Avenue, Aldridge



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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC