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20 Berryfields, Aldridge, WS9 0EE Guide Price £300,000

An attractive extended traditional style semi detached family residence occupying an excellent position in this sought after residential location within easy reach of local amenities.

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

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248

20 Berryfields, Aldridge



Through Lounge/Dining Room



Extended Breakfast/Kitchen

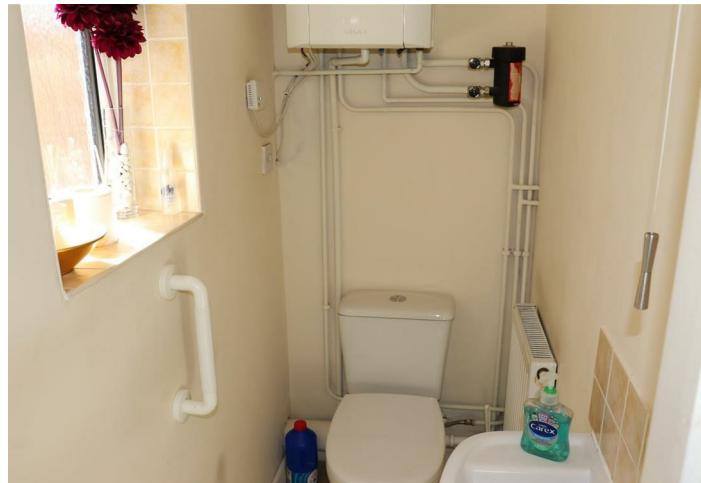


Extended Breakfast/Kitchen

20 Berryfields, Aldridge



Utility



Guest Cloakroom



Reception Hall



Bedroom One



Bedroom One



Bedroom Two

20 Berryfields, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Elevation

20 Berryfields, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this attractive, extended, traditional style semi detached family residence that occupies an excellent position in this sought after residential location within easy reach of local amenities including 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 door and windows to front elevation and ceiling light point.

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point and under stairs storage recess.

THROUGH LOUNGE/DINING ROOM

6.93m x 3.35m (22'9 x 11'0)

PVCu double glazed window to front elevation, PVCu double glazed double opening doors to the rear gardens, feature fireplace with gas coal effect fire fitted, central heating radiator and two ceiling light points.

EXTENDED BREAKFAST/KITCHEN

5.18m x 3.20m (17'0 x 10'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, microwave and gas hob with extractor canopy over, central heating radiator, two ceiling light points and useful pantry off.

UTILITY

2.18m x 1.22m (7'2 x 4'0)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, stainless steel single drainer sink, space and plumbing for washing machine and ceiling light point.

REAR LOBBY

having door leading to the rear gardens, tiled floor, ceiling light point and access to the garage.

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GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin, central heating radiator, tiled floor, ceiling light point and wall mounted "Ideal" central heating boiler.

FIRST FLOOR LANDING

ceiling light point, loft access, airing cupboard off and large storage cupboard.

BEDROOM ONE

3.94m x 3.30m (12'11 x 10'10)

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

BEDROOM TWO

3.35m x 2.74m (11'0 x 9'0)

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

BEDROOM THREE

4.29m x 2.26m (14'1 x 7'5)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure, vanity wash hand basin, WC, tiled walls, central heating radiator and ceiling light point.

SEPERATE WC

PVCu double glazed frosted window to rear elevation, WC, vanity wash hand basin and ceiling light point.

GARAGE

4.83m x 2.26m (15'10 x 7'5)

up and over door, PVCu double glazed frosted window to side, light and power points.

OUTSIDE

FORE GARDEN

having lawn, side borders and shrubs, tarmacadam driveway providing off road parking, outside light and gated side access leading to:

GOOD SIZED REAR GARDEN

paved patio, lawn with side borders, trees and shrubs 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

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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.

20 Berryfields, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		