

CHRIS FOSTER & Daughter

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177 Walsall Road, Aldridge, WS9 0BE Guide Price £580,000

A superbly appointed particularly spacious and extended, detached family residence occupying a large plot in this highly sought after residential location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Lounge * Superb Open Plan Dining/Kitchen/Family Room * Utility * Guest Cloakroom * Four Large Bedrooms * Two with En Suite Shower Rooms * Family Bathroom * Garage & Extensive Off Road Parking * Large Rear Garden * Gas Central Heating System (Part Radiator, Part Underfloor) * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



177 Walsall Road, Aldridge



Reception Hall



Lounge



Lounge



Luxury Dining/Kitchen/Family Room

177 Walsall Road, Aldridge



Luxury Dining/Kitchen/Family Room



Dining Area



Guest Cloakroom



First Floor Landing



Bedroom One

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Bedroom One



En Suite



Bedroom Two



En Suite



Bedroom Three

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Bedroom Three



Bedroom Four



Family Bathroom



Large Rear Garden

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An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious, extended detached family residence that occupies an excellent sized plot in this highly 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:

RECEPTION HALL

5.61m x 2.36m (18'5 x 7'9)

composite entrance door to front elevation, tiled floor with underfloor heating and ceiling spotlights.

LOUNGE

4.39m x 3.51m (14'5 x 11'6)

PVCu double glazed window to front elevation, underfloor heating and ceiling spotlights.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

8.08m x 7.98m max dims (26'6" x 26'2" max dims)

PVCu double glazed bi-folding doors leading to the rear gardens, PVCu double glazed window to rear and two "Vellux" remote control roof light windows, tiled floor with underfloor heating, three ceiling light points and additional ceiling spotlights, range of fitted seating with storage below, range of luxury fitted wall and base units, pan drawers, and sliding storage units, working surfaces with matching upstands and inset single drainer sink having mixer tap over, two built in electric ovens, separate five ring gas hob with extractor canopy over, integrated dishwasher, central island incorporating breakfast bar with additional storage units below and space for American style fridge/freezer.

UTILITY

1.75m x 1.70m (5'9 x 5'7)

range of fitted wall and base units, working surface with inset circular sink having mixer tap over, space and plumbing for washing machine, extractor fan, ceiling spotlights and access to the garage.

GUEST CLOAKROOM

WC, vanity wash hand basin with storage cupboard below, tiled floor with underfloor heating, ceiling spotlights and extractor fan.

FIRST FLOOR LANDING

ceiling spotlights and drop down ladder gives access to:

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LOFT SPACE

7.19m x 3.43m (23'7 x 11'3)

BEDROOM ONE

6.86m max x 3.53m (22'6" max x 11'6")

PVCu double glazed window to front elevation, central heating radiator and ceiling spotlights.

EN SUITE SHOWER ROOM

having shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, ceiling spotlights and extractor fan.

BEDROOM TWO

6.78m max x 3.10m (22'2" max x 10'2")

PVCu double glazed window to front elevation, ceiling spotlights and central heating radiator.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, modern vertical central heating radiator, ceiling spotlights and extractor fan.

BEDROOM THREE

3.96m x 3.58m (13'0 x 11'9)

PVCu double glazed window to front elevation, ceiling spotlights and central heating radiator.

BEDROOM FOUR

3.96m x 2.44m (13'0 x 8'0)

PVCu double glazed window to rear elevation, central heating radiator and ceiling spotlights.

LUXURY FAMILY BATHROOM

2.44m x 2.44m (8'0 x 8'0)

PVCu double glazed frosted window to front elevation, free standing bath with hand held shower attachment, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawer below, WC, tiled floor, ceiling spotlights, modern vertical central heating radiator and extractor fan.

OUTSIDE

GARAGE

6.20m x 3.12m (20'4 x 10'3)

electric up and over door, PVCu double glazed door leading to the rear gardens, light point and wall mounted central heating boiler.

FORE GARDEN

having wide tarmac frontage providing off road parking and brick boundary wall.

LARGE REAR GARDEN

having side access, paved patio area and being fenced.

GENERAL INFORMATION

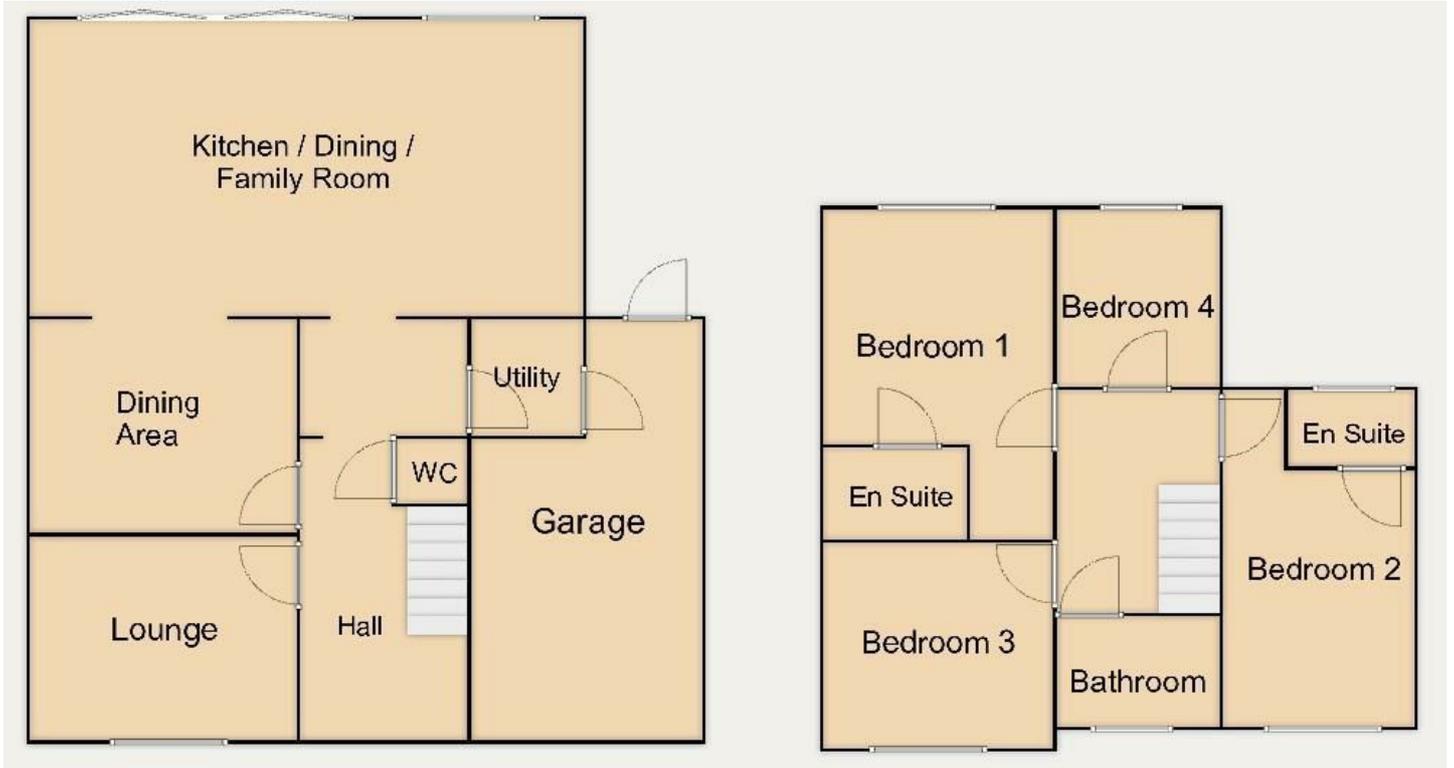
We understand the property is Freehold with vacant possession upon completion.

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.

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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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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		
	74	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	