

CHRIS FOSTER & Daughter

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9 Wood End Way, Aldridge, WS9 8SF Guide Price £249,950

A spacious 3 bedroom link detached family residence in need of general modernisation, occupying a quiet walk-way position in this sought after residential location close to local amenities.

* Reception Hall * Guest Cloakroom * Lounge * Dining Room * Fitted Kitchen * Utility * 3 Bedrooms * Shower Room * Garage To Rear * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



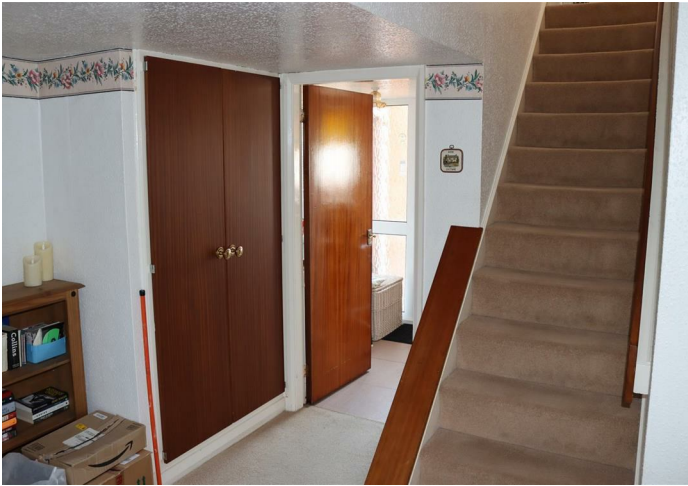
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Company Number: 11253248



9 Wood End Way, Aldridge



Reception Hall



Lounge



Lounge



Dining Room

9 Wood End Way, Aldridge



Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

9 Wood End Way, Aldridge



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

9 Wood End Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious 3 bedroom link detached family residence that is in need of general modernisation. The property occupies a quiet walk-way position in this sought after residential location close to local amenities at Lazy Hill and further afield 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:

RECEPTION HALL

PVCu double glazed entrance door and window to front elevation, radiator, ceiling light point and cloaks cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to front, wc and ceiling light point.

LOUNGE

4.88m x 3.73m (16' x 12'3)

PVCu double glazed window to front, feature fireplace with tiled hearth and side plinth, radiator, ceiling light point and double opening doors lead to:

DINING ROOM

3.05m x 2.69m (10' x 8'10)

PVCu double glazed window to rear, radiator and ceiling light point.

FITTED KITCHEN

3.05m x 3.05m (10' x 10')

PVCu double glazed window to rear, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for cooker and fridge/freezer, wall mounted 'Ideal' central heating boiler, fluorescent strip light and pantry off.

UTILITY

2.01m x 1.50m (6'7 x 4'11)

PVCu double glazed door and window to rear, working surface with space for washing machine below, 'Belfast' sink and ceiling light point.

9 Wood End Way, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to side, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.96m max x 3.71m (13' max x 12'2")

PVCu double glazed window to front, built in wardrobe, radiator and ceiling light point.

BEDROOM TWO

3.23m x 3.07m (10'7 x 10'1)

PVCu double glazed window to rear, built in wardrobe, radiator and ceiling light point.

BEDROOM THREE

2.62m x 2.49m (8'7 x 8'2)

PVCu double glazed window to front, built in storage cupboard, radiator and ceiling light point.

SHOWER ROOM

PVCu double glazed window to rear, shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, wc, radiator and ceiling light point.

OUTSIDE

SINGLE GARAGE TO REAR

FORE GARDEN

lawn with inset tree, side borders and pathway.

REAR GARDEN

paved pathway, gated rear access, lawn with side borders and shrubs, outside tap and security light.

GENERAL INFORMATION

We understand the property is currently Leasehold, however, the vendor is in the process of purchasing the Freehold, therefore, the property will pass as Freehold on 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.

9 Wood End Way, 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 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 