

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



23 Oakley Avenue, Aldridge, WS9 0BT Guide Price £280,000

An extensively improved and extended traditional style Semi Detached residence occupying a quiet Cul-De-Sac position in this popular residential location close to local amenities.

* Canopy Porch * Reception Hall * Guest Cloakroom * Lounge * Dining Room * Fitted Kitchen
* Utility * Three Bedrooms * Modern Bathroom * Off Road Parking * Gas Central Heating
System * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



23 Oakley Avenue, Aldridge



Lounge



Dining Room



Fitted Kitchen



Utility

23 Oakley Avenue, Aldridge



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

23 Oakley Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extensively improved and extended traditional style Semi Detached residence that occupies a quiet Cul-De-Sac position in this popular residential location close to local amenities.

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 of the following:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and laminate flooring.

LOUNGE

4.57m x 3.56m (15' x 11'8)

PVCu double glazed bay window to front with fitted shutters, central heating radiator, ceiling light point, duel fuel log burner fitted, under stairs storage access and laminate flooring.

DINING ROOM

4.75m x 2.57m (15'7 x 8'5)

PVCu double glazed window with fitted shutters to side, central heating radiator, ceiling light point, laminate flooring and being open plan to:

MODERN FITTED KITCHEN

3.15m x 2.84m (10'4 x 9'4)

PVCu double glazed window to rear and PVCu double glazed door to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel bowl and a half drainer sink with mixer tap over, built in 'Beko' electric oven and 'Beko' gas hob with stainless steel extractor canopy over, integrated fridge, central heating radiator, two ceiling light points, wall mounted "Zanussi" central heating boiler and space for tumble drier.

UTILITY

2.21m x 1.32m (7'3 x 4'4)

ceiling light point, range of fitted wall and base units, working surface with tiled surround and inset stainless steel single drainer sink with mixer tap over, space for fridge/freezer and washing machine, and extractor fan.

23 Oakley Avenue, Aldridge

GUEST CLOAKROOM

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

FIRST FLOOR LANDING

PVCu double glazed window to side, central heating radiator, ceiling light point and loft access with ladder.

BEDROOM ONE

3.73m x 2.92m (12'3 x 9'7)

PVCu double glazed bay window to front with fitted shutters, central heating radiator and ceiling light point.

BEDROOM TWO

3.35m/1.22m x 2.59m (11'4 x 8'6)

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

BEDROOM THREE

2.51m x 2.06m (8'3 x 6'9)

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

MODERN BATHROOM

PVCu double glazed frosted window to side, heated towel rail, ceiling light point, panelled bath with tiled surround, side mixer tap and shower attachment fitted, additional thermostatic shower mixer over, WC, pedestal sink, extractor fan and tiled floor.

OUTSIDE

FORE GARDEN

having tarmac driveway and mature shrub border.

REAR GARDEN

having patio, lawned area and gravelled area, fenced borders with mature shrubs and useful shed.

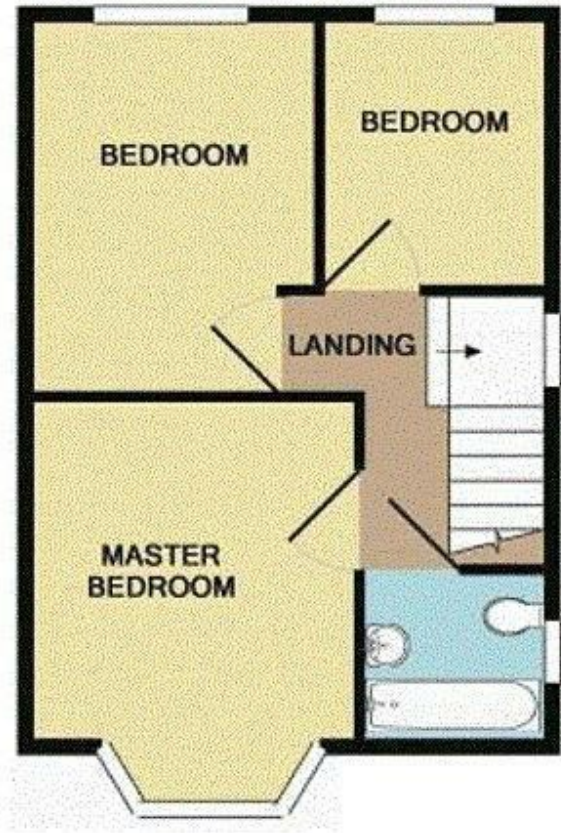
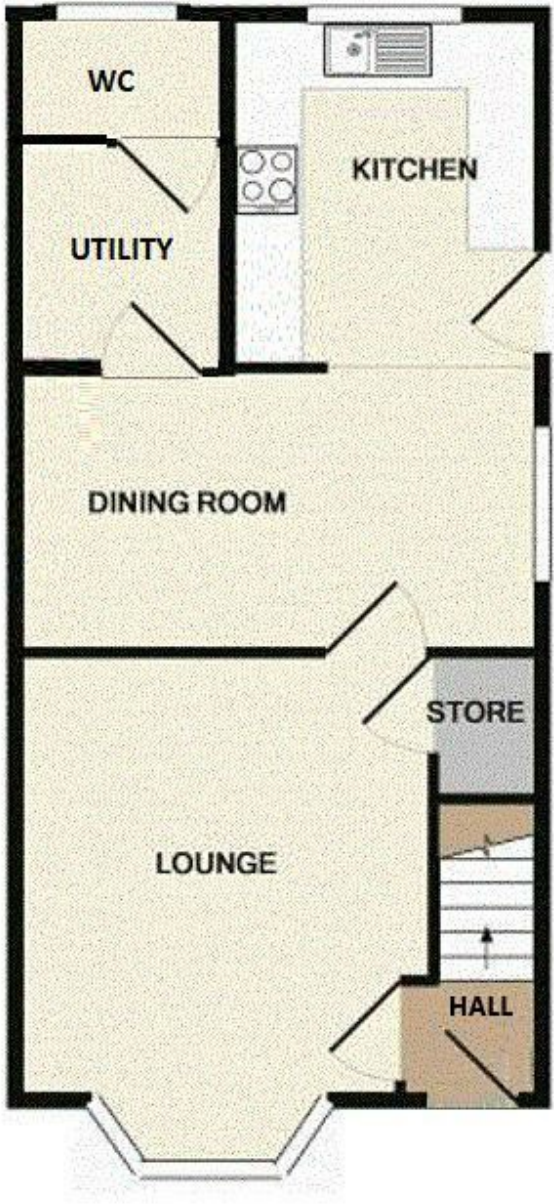
GENERAL INFORMATION

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 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.

23 Oakley 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 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	