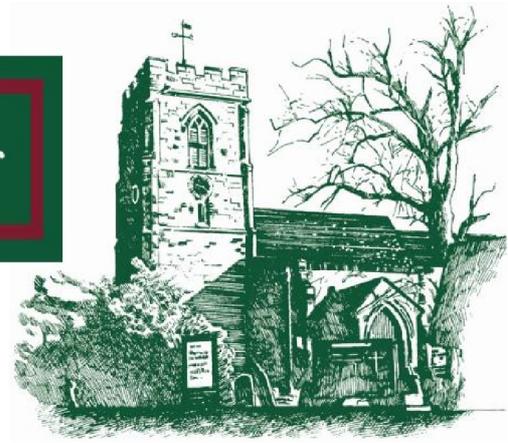


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 5 Rufford Way, Aldridge, WS9 8BU Guide Price £219,950

A well presented mid townhouse residence situated within a quiet residential cul-de-sac and being conveniently situated for local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Luxury Fitted Kitchen \* Three Bedrooms \* Shower Room \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \*

Council Tax Band B  
Local Authority - Walsall



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



# 5 Rufford Way, Aldridge



Lounge / Diner



Luxury Kitchen



Bedroom One



Bedroom Two

# 5 Rufford Way, Aldridge



Bedroom Three



Shower Room



Shower Room



Rear Garden



Rear Garden



Rear Elevation

# 5 Rufford Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented mid townhouse residence that is situated within a quiet residential cul-de-sac and being conveniently situated for local amenities.

Schools for children of all ages are readily available including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High School for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The well supported Rushall cricket and football clubs offer splendid sports facilities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed door to front elevation and PVCu double glazed windows to front and side elevations.

## **RECEPTION HALL**

having double glazed frosted composite entrance door to front elevation, ceiling light point and central heating radiator.

## **LOUNGE**

5.61m x 3.33m (18'05 x 10'11)

having PVCu double glazed windows to front and rear elevations, ceiling light point and wall lights, ceiling coving, two central heating radiators and feature fire place with gas fire fitted.

## **LUXURY FITTED KITCHEN**

4.06m x 3.07m (13'04 x 10'01)

having PVCu double glazed frosted door and PVCu double glazed window to rear elevation, ceiling light point, under cabinet lighting, electric plinth heater and electric towel heater, range of fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel bowl and half drainer sink having mixer tap over, built in electric double oven and hob having stainless steel extractor canopy over, space and plumbing for fridge/freezer and washing machine, and under stair storage cupboard off.

## **FIRST FLOOR LANDING**

having ceiling light point and airing cupboard off.

## **BEDROOM ONE**

3.33m x 2.92m (10'11 x 9'07)

having PVCu double glazed window to front elevation, ceiling light point, ceiling coving, central heating radiator, built in wardrobes and storage cupboard off.

# 5 Rufford Way, Aldridge

## **BEDROOM TWO**

3.78m x 2.79m (max) (12'05 x 9'02 (max) )

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

## **BEDROOM THREE**

2.62m x 2.06m (8'07 x 6'09)

having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, central heating radiator and built in storage cupboard off.

## **SHOWER ROOM**

having two PVCu double glazed frosted windows to rear elevation, two ceiling light points, heated towel rail, WC, vanity unit sink having mixer tap over, shower enclosure with thermostatic mixer shower fitted and tiled walls.

## **OUTSIDE**

### **FORE GARDEN**

having block paved driveway with edged borders.

### **REAR GARDEN**

having slabbed patio area, lawned area, mature shrubs and trees, fenced borders, useful outbuilding store with electricity and shared side access to front.

## **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.

# 5 Rufford Way, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		