

CHRIS FOSTER & Daughter

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13 Walton Road, Aldridge, WS9 8HN Guide Price £245,000

A beautifully presented end town house residence that has been extended and considerably improved by the present owner. The property is situated in a sought after location and within easy reach of local amenities.

* Reception Hall * Lounge * Luxury Fitted Breakfast/Kitchen * Conservatory/Dining Room * Guest Cloakroom * Two Double Bedrooms * Luxury Bathroom * Garden Room * Off Road Parking * Gas Central Heating System with Hive Active Smart Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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

13 Walton Road, Aldridge



Lounge



Luxury Fitted Breakfast/Kitchen



Conservatory/Dining Room

13 Walton Road, Aldridge



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two



13 Walton Road, Aldridge



Luxury Bathroom



Garden Room



Garden Room



Rear Garden



Rear Elevation

13 Walton Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this beautifully presented end town house residence that has been extensively improved and extended by the current owner. The property is situated in a sought after residential location and 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

having composite entrance door, laminate floor covering, ceiling light point and concealed under stair shoe storage.

LOUNGE

3.66m x 3.63m (12'0 x 11'11)

PVCu double glazed window to front elevation, modern wall hung electric fire, laminate floor covering, ceiling light point and central heating radiator.

LUXURY FITTED BREAKFAST/KITCHEN

5.03m x 2.67m (16'6 x 8'9)

PVCu double glazed window to rear elevation, laminate floor covering, extensive range of luxury 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 double oven and hob with extractor canopy over, integrated fridge and freezer, space and plumbing for washing machine, space for tumble drier, breakfast bar, central heating radiator, ceiling spotlights and PVCu double glazed door leads to:

CONSERVATORY/DINING ROOM

3.73m x 2.82m (12'3 x 9'3)

PVCu double glazed bi-fold doors leading to the rear elevation, PVCu double glazed window to side, laminate floor covering, wall light point and central heating radiator.

GUEST CLOAKROOM

WC, vanity wash hand basin with storage cupboard below, laminate floor covering, extractor fan ceiling light point and half tiled walls.

13 Walton Road, Aldridge

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, central heating radiator, ceiling light point and access to boarded loft.

BEDROOM ONE

4.11m min x 2.84m (13'6 min x 9'4)

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

BEDROOM TWO

3.48m x 2.87m (11'5 x 9'5)

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

LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, shower bath with overhead and handheld shower attachments, shower screen fitted, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights, tiled walls and floor and extractor fan.

OUTSIDE

FORE GARDEN

having gravelled driveway providing off road parking for two vehicles, gated side access leads to:

REAR GARDEN

with paved patio area and path, lawn, fencing, two useful sheds and

GARDEN ROOM

3.73m x 2.69m (12'3 x 8'10)

double glazed double opening doors and windows, light, power and internet connection.

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.

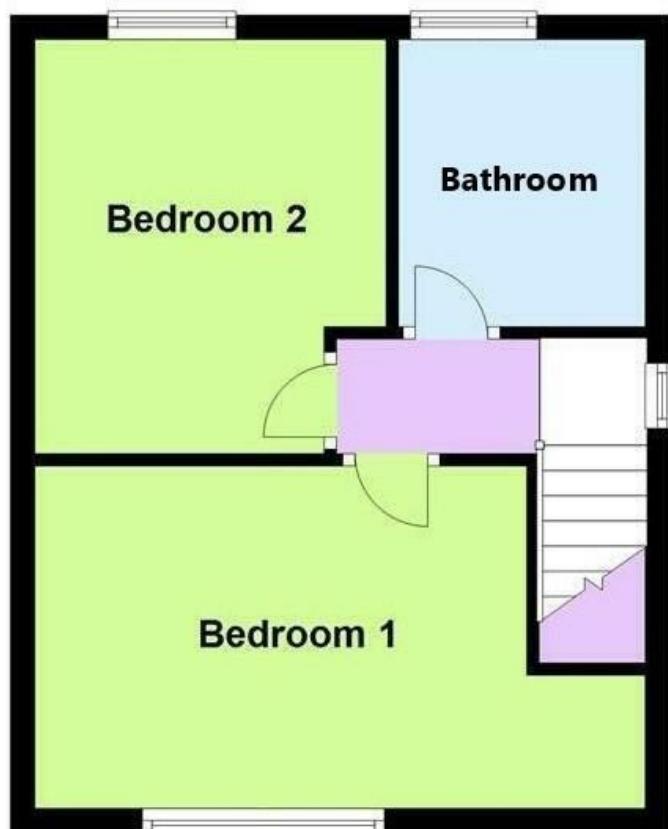
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

13 Walton Road, Aldridge

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		