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2 Marshall Close, Aldridge, WS9 0HQ Guide Price £339,950

A particularly spacious, four bedroomed, semi detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location close to local amenities.

* Enclosed Porch Entrance * Reception Hall * Impressive Lounge * Conservatory * Modern Fitted Kitchen * Four Bedrooms * En suite & Family Bathrooms * Integral Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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2 Marshall Close, Aldridge



Porch Entrance



Reception Hall



Lounge

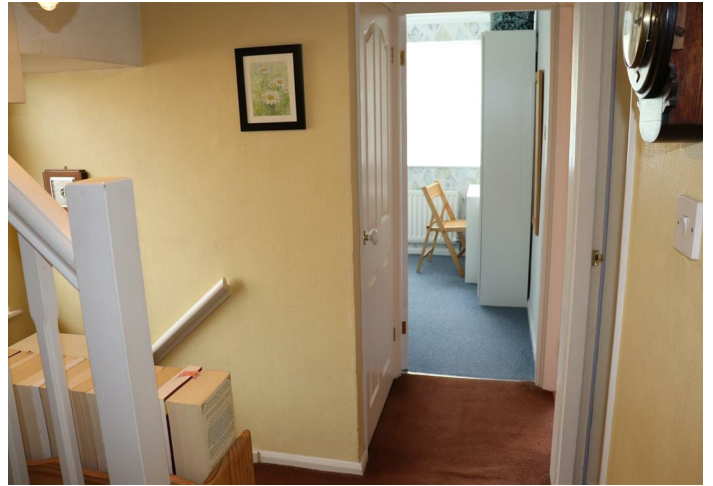


Conservatory

2 Marshall Close, Aldridge



Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom Two

2 Marshall Close, Aldridge



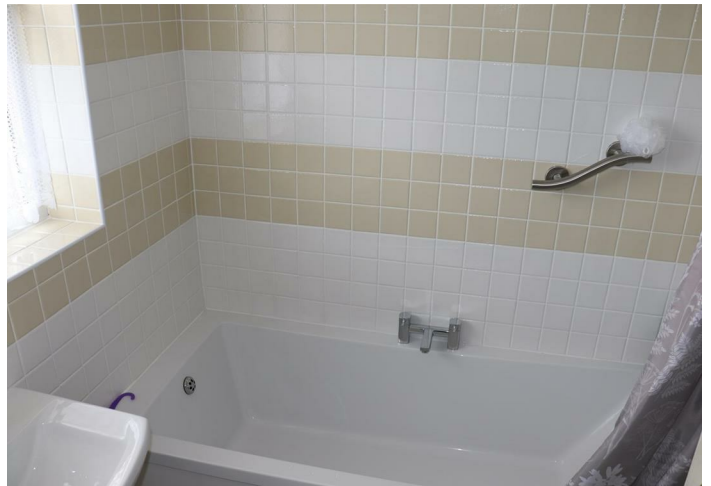
Bedroom Two



Bedroom Three



Modern Bathroom



Separate WC



Bedroom Four

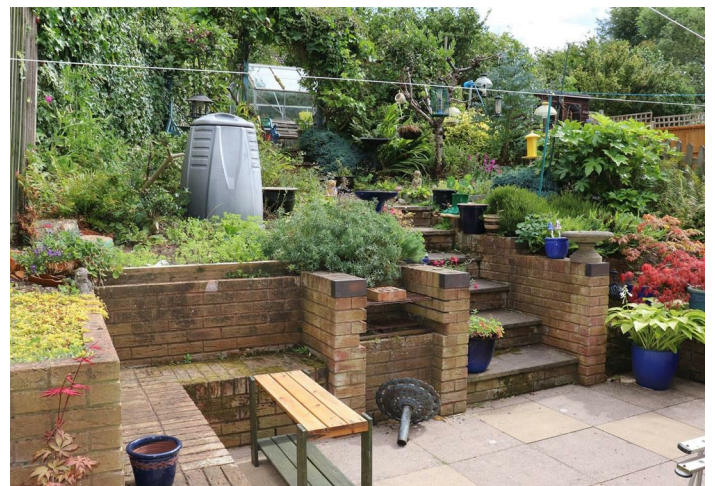
2 Marshall Close, Aldridge



Bedroom Four



En Suite



Rear Garden

2 Marshall Close, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, four bedroomed, three storey, semi detached family residence that occupies a quiet cul-de-sac position in this highly sought after location within easy reach of 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 the following:

ENCLOSED PORCH ENTRANCE

composite entrance door, PVCu double glazed windows, ceiling light point and cloaks cupboard off.

RECEPTION HALL

having composite door to front elevation, laminate floor covering, ceiling light point and central heating radiator.

IMPRESSIVE LOUNGE

5.13m x 3.66m (16'10 x 12'0)

having feature fireplace with gas fire fitted, laminate floor covering, ceiling light point and PVCu double glazed sliding patio door leading to:

CONSERVATORY

3.45m x 2.82m (11'4 x 9'3)

PVCu double glazed, double opening doors and windows to rear elevation and tiled floor.

MODERN FITTED KITCHEN

5.33m x 2.03m (17'6 x 6'8)

PVCu double glazed door and window to rear elevation, central heating radiator, tiled floor, ceiling spotlights, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Neff" electric double oven, gas hob with extractor canopy over, integrated dishwasher, fridge and freezer.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation and ceiling light point.

BEDROOM ONE

3.38m x 3.12m (11'1 x 10'3)

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

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BEDROOM TWO

4.19m x 3.12m (13'9 x 10'3)

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

BEDROOM THREE

2.69m x 2.36m (8'10 x 7'9)

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

MODERN BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over, tiled surround, pedestal wash hand basin, chrome heated towel rail, ceiling light point and airing cupboard off.

SEPERATE WC

PVCu double glazed frosted window to side elevation, WC, tiled walls and floor and ceiling light point.

SECOND FLOOR LANDING

with access to:

BEDROOM FOUR

4.65m max x 3.73m (15'3 max x 12'3)

"VELUX" windows to front and rear elevations, range of fitted wardrobes, laminate floor covering, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

"VELUX" window to rear elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled floor, central heating radiator and ceiling spotlights.

OUTSIDE

INTEGRAL GARAGE

4.65m x 2.59m (15'3 x 8'6)

up and over door to front elevation, wall mounted "Worcester" central heating boiler.

FORE GARDEN

having paved driveway, pebbled area and shrubs.

ENCLOSED SIDE ACCESS

leading to:

REAR GARDEN

paved patio and raised beds, ornamental pond, steps lead to additional level with shrubs and access to further paved area and greenhouse.

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

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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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