

CHRIS FOSTER & Daughter

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3 Berryfields, Aldridge, WS9 0EE Guide Price £395,000

An extremely well maintained and presented, spacious detached family residence, occupying an excellent position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Through Lounge/Dining Room * Modern Fitted Kitchen * 3 Bedrooms * Luxury Bathroom * Garage/Utility * Ample Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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

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

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Company Number: 11253248



3 Berryfields, Aldridge



Reception Hall



Guest Cloakroom



Through Lounge/Dining Room



Through Lounge/Dining Room



Modern Fitted Kitchen

3 Berryfields, Aldridge



Modern Fitted Kitchen



First Floor Landing



Bedroom One

3 Berryfields, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Bathroom



Rear Garden

3 Berryfields, Aldridge



Rear Garden



Rear Garden



Front Elevation

3 Berryfields, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented, spacious detached family residence, that occupies an excellent position in this sought after residential location 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:

FULLY ENCLOSED PORCH

PVCu double glazed double opening doors to front and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, hardwood floor, radiator and ceiling light point.

GUEST CLOAKROOM

wc, vanity wash hand basin, hardwood floor and ceiling light point.

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

6.93m x 3.48m (22'9 x 11'5)

PVCu double glazed window to front elevation and double opening doors leading to the rear garden, hardwood floor, feature recessed flame effect gas fire, two radiators and two ceiling light points.

MODERN FITTED KITCHEN

3.33m x 2.97m (10'11 x 9'9)

PVCu double glazed window to rear, hardwood floor, ceiling light point, radiator, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in electric double oven and separate hob with stainless steel extractor canopy over, integrated fridge/freezer and dishwasher.

REAR LOBBY

door to rear, ceiling light point, storage cupboard off and access to the garage.

FIRST FLOOR LANDING

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

3 Berryfields, Aldridge

BEDROOM ONE

4.42m x 3.18m (14'6 x 10'5)

PVCu double glazed window to rear, fitted wardrobes and matching dressing table, laminate floor covering, ceiling light point and radiator.

BEDROOM TWO

3.68m x 2.92m min (12'1 x 9'7 min)

PVCu double glazed window to front, laminate floor covering, ceiling light point and radiator.

BEDROOM THREE

2.77m x 2.13m (9'1 x 7')

PVCu double glazed window to front, vinyl floor covering, ceiling light point and radiator.

LUXURY BATHROOM

2.97m x 2.44m (9'9 x 8')

PVCu double glazed window to side, panelled bath with side mixer tap, tiled shower enclosure, vanity wash hand basin and wc unit with storage cupboard below, hardwood flooring, ceiling light point and radiator.

GARAGE/UTILITY

4.88m x 2.95m (16' x 9'8)

double opening doors to front, light, working surface with inset stainless steel single drainer sink with mixer tap over, space and plumbing for washing machine and wall mounted 'Vaillant' central heating boiler.

FORE GARDEN

lawn, attractive trees and shrubs, outside tap, tarmac drive providing ample off road parking and gated side access leading to:

LANDSCAPED REAR GARDEN

paved patio area, lawn with well stocked borders, trees and shrubs, timber fencing, outside tap, power and light and additional paved patio to rear.

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.

3 Berryfields, 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		