

CHRIS FOSTER & Daughter

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57 Brookfield Road, Aldridge, WS9 8JE Guide Price £209,950

A spacious three bedroomed Mid Town House Residence conveniently located close to local amenities and within easy reach of Aldridge village centre.

* Canopy Porch * Reception Hall * Lounge * Separate Dining Room * Fitted Kitchen * Three Bedrooms * Bathroom * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



57 Brookfield Road, Aldridge



Lounge



Dining Room



Fitted Kitchen



Bedroom One

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Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this spacious three bedroomed Mid Town House Residence that is conveniently located close to local amenities and within easy reach of 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 of the following:

CANOPY PORCH

leading to:

RECEPTION HALL

having PVCu double glazed entrance door and side panel to front elevation, tiled floor, central heating radiator, ceiling light point and under stairs storage cupboard off.

LOUNGE

3.89m x 3.15m (12'9 x 10'4)

having PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, central heating radiator, ceiling light point and laminate floor covering.

DINING ROOM

3.58m x 3.51m (11'9 x 11'6)

having PVCu double glazed window to rear elevation, feature fireplace with modern electric fire fitted, central heating radiator, ceiling light point and laminate floor covering.

FITTED KITCHEN

3.56m x 2.13m (11'8 x 7'0)

having PVCu double glazed door and window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Zanussi" electric oven, gas hob with extractor canopy over, space and plumbing for automatic washing machine, tiled floor, central heating radiator, two ceiling light points and wall mounted "Baxi" central heating boiler.

FIRST FLOOR LANDING

having ceiling light point, loft access, central heating thermostat and airing cupboard off.

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BEDROOM ONE

3.84m min x 3.58m (12'7 min x 11'9)

having PVCu double glazed window to rear elevation, range of fitted wardrobes to one wall, central heating radiator and ceiling light point.

BEDROOM TWO

3.40m x 2.82m (11'2 x 9'3)

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

BEDROOM THREE

2.90m x 2.24m (9'6 x 7'4)

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

BATHROOM

having two PVCu double glazed frosted windows to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, extractor fan, ceiling light point, chrome heated towel rail and wall mounted 'Dimplex' electric heater.

FORE GARDEN

having lawn, shrubs and shared side entry leading to:

REAR GARDEN

having paved patio area, lawn and two brick built storage sheds.

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.

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