

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 1 March Way, Aldridge, WS9 8SG Guide Price £348,000

A particularly spacious, extended, detached family residence providing tremendous scope and potential for further extensions (subject to planning permission) occupying a sweeping corner position in this popular residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended Lounge \* Extended Dining Room \* Sitting Room Extension \* Extended Modern Fitted Kitchen \* Utility \* Ground Floor Shower Room \* Three Bedrooms \* Modern Bathroom \* Garage To Rear \* Off Road Parking To Front And Rear  
\* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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



# 1 March Way, Aldridge



Lounge



Dining Room



Sitting Room



Sitting Room



Modern Kitchen

# 1 March Way, Aldridge



Modern Kitchen



Utility



Ground Floor Shower Room



Bedroom One



Bedroom One



# 1 March Way, Aldridge



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Bathroom**



**Rear Garden**

# 1 March Way, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate the full potential offered by this particularly spacious, extended detached family residence that occupies a sweeping corner position in this sought after residential location and offers tremendous potential for further extension (subject to planning permission). The property is within easy reach of local amenities at Lazy Hill and further afield to 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 door and windows to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

tiled floor, ceiling light point, storage cupboard off and additional storage cupboard housing the "Glow-worm" central heating boiler.

## **EXTENDED LOUNGE**

5.26m x 4.88m (17'3 x 16'0)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point and two wall light points, central heating radiator and double opening doors leading to:

## **EXTENDED DINING ROOM**

5.05m x 2.69m (16'7 x 8'10)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, oak effect flooring and being open plan to:

## **EXTENDED MODERN FITTED KITCHEN**

5.11m x 2.97m (16'9 x 9'9)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, breakfast bar, built in "AEG" double electric oven and microwave, gas hob with stainless steel extractor canopy over, integrated fridge, freezer and dishwasher, space for washing machine, ceiling light point, additional ceiling spotlights and useful pantry off.

# 1 March Way, Aldridge

## UTILITY

2.92m x 1.57m (9'7 x 5'2)

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

## SITTING ROOM EXTENSION

3.96m x 3.05m (13'0 x 10'0)

PVCu double glazed door leading to the rear gardens, two roof windows, central heating radiator and two ceiling light points.

## GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin, WC, tiled walls and floor, central heating radiator and ceiling light point.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, wall light point, loft access and storage cupboard off.

## BEDROOM ONE

3.23m min x 3.23m min (10'7" min x 10'7" min)

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

## BEDROOM TWO

3.28m x 3.07m (10'9 x 10'1)

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

## BEDROOM THREE

2.74m x 2.54m (9'0 x 8'4)

PVCu double glazed window to front elevation, built in storage cupboard, central heating radiator and two wall light points.

## MODERN BATHROOM

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

## OUTSIDE

### GARAGE TO REAR

### FORE GARDEN

having resin driveway providing off road parking, twin lawns, shrubs and access to additional enclosed area.

### REAR GARDEN

paved patio area and path, shaped lawn, trees and shrubs, gated rear access, outside tap and power and gated access leads to:

### SIDE GARDEN

being lawned with side borders and fencing.

## GENERAL INFORMATION

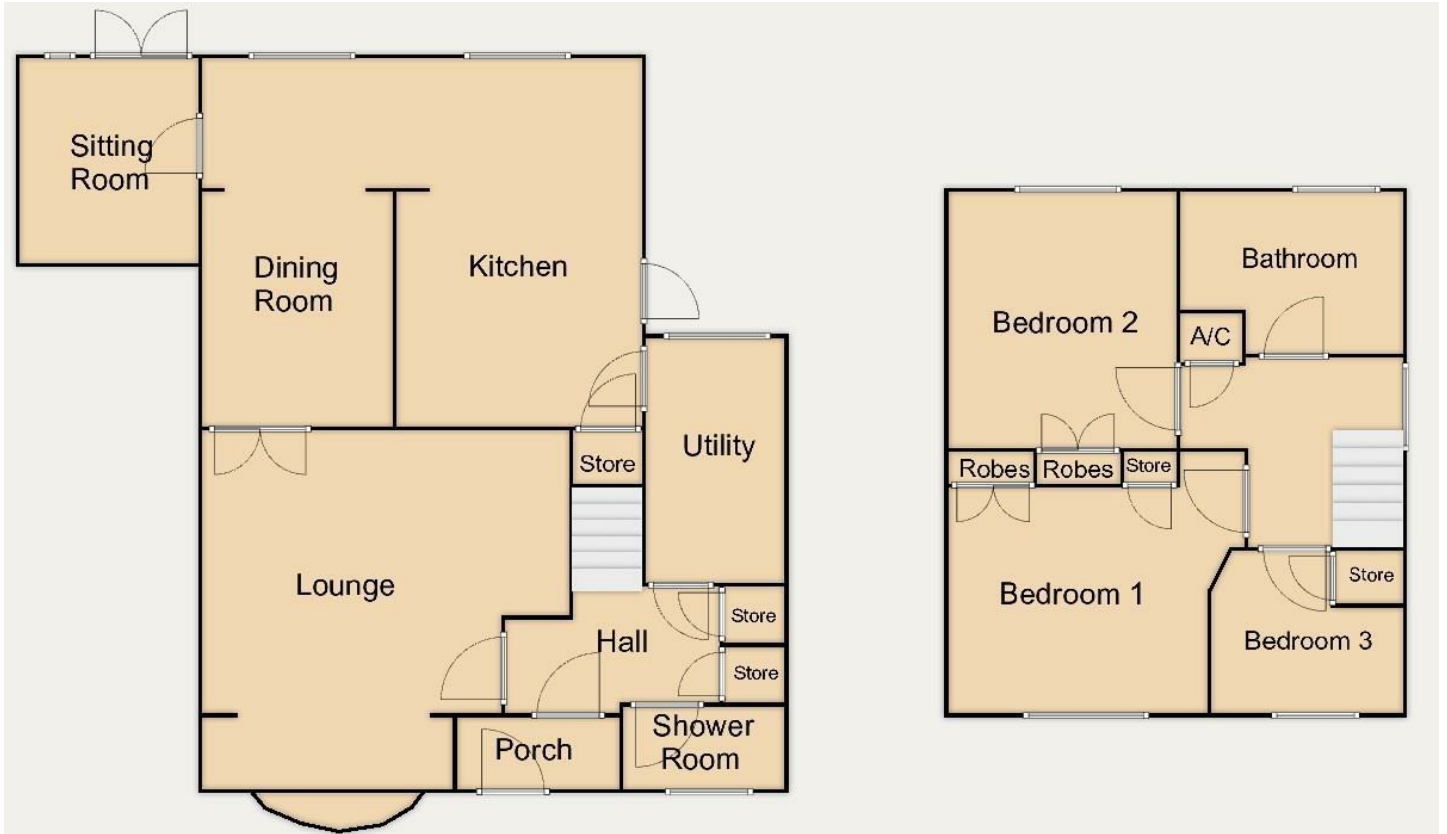
# 1 March Way, Aldridge

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.

# 1 March Way, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		