

# CHRIS FOSTER & Daughter

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## 19 Meadow Road, Aldridge, WS9 0ST Guide Price £475,000

A superbly appointed and particularly spacious extended detached family residence occupying an excellent position in this highly sought after residential location with the added advantage of a self contained granny/teenage annex with rental potential.

\* Canopy Porch \* Reception Hall \* Impressive Lounge \* Separate Sitting Room \* Study \* Luxury Fitted Dining/Kitchen \* Three Double Bedrooms \* One With En Suite WC \* Luxury Family Bathroom \* Self Contained Refurbished Two Storey Granny/Teenage Annex With Rental Potential \* Solar Panels \* Electric Car Charging Point \* Landscaped Gardens \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





# 19 Meadow Road, Aldridge



Lounge



Sitting Room



Luxury Dining/Kitchen

# 19 Meadow Road, Aldridge



Luxury Dining/Kitchen



Study



Two Storey Annex



Two Storey Annex



# 19 Meadow Road, Aldridge



Two Storey Annex



Bedroom One



En Suite



Bedroom Two

## 19 Meadow Road, Aldridge



Bedroom Two



Bedroom Three



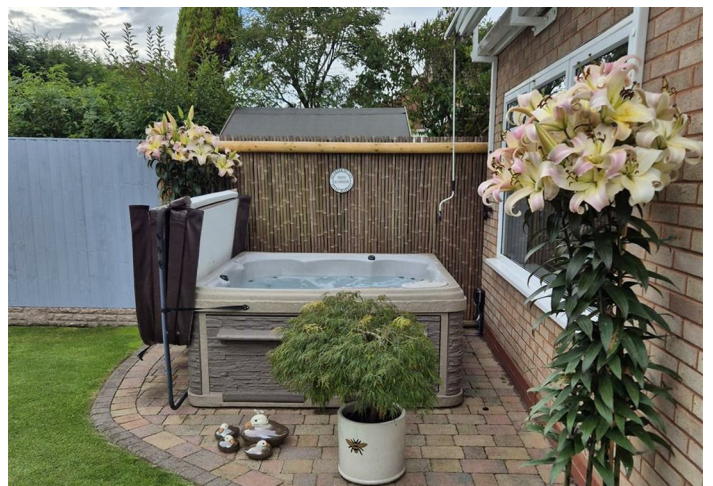
Bedroom Three



Bathroom



Rear Garden





# 19 Meadow Road, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious extended detached residence that occupies an excellent sized family accommodation with the added advantage of a self contained granny annex. The property occupies an excellent position in this highly sought after residential position and is 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

having composite entrance door, central heating radiator, ceiling spotlights and laminate floor covering.

## **STUDY**

3.12m x 1.91m (10'3 x 6'3)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator and ceiling spotlights.

## **LUXURY FITTED DINING/KITCHEN**

6.25m x 3.71m (20'6 x 12'2)

PVCu double glazed window to rear elevation, extensive range of luxury fitted white, high gloss wall, base units and drawers, granite working surfaces incorporating breakfast bar and having inset sink with mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for additional appliances including American style fridge/freezer, central heating radiator, laminate floor covering, ceiling light point, additional ceiling spotlights and being open plan to:

## **IMPRESSIVE LOUNGE**

5.89m x 2.67m (19'4 x 8'9)

two PVCu double glazed windows to rear elevation, PVCu double glazed double opening French doors leading to the rear gardens, laminate floor covering, ceiling light point, two central heating radiators and double opening connecting doors leading to:

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## SITTING ROOM

4.27m x 3.18m (14'0 x 10'5)

modern electric wall hung fire, ceiling spotlights, two wall light points and gas fire point.

## FIRST FLOOR LANDING

ceiling light point, wall light point, loft access and airing cupboard off.

## BEDROOM ONE

4.04m x 2.74m (13'3 x 9'0)

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

## EN SUITE WC

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

## BEDROOM TWO

3.53m x 3.35m (11'7 x 11'0 )

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, fitted wardrobe and dressing table/desk.

## BEDROOM THREE

3.43m x 2.44m (11'3 x 8'0)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wall mounted storage units.

## LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over, tiled surround with shower screen fitted, pedestal wash hand basin, WC, chrome heated towel rail, laminate floor covering, ceiling spotlights and extractor fan.

## SELF CONTAINED TWO STOREY ONE BEDROOM ANNEX

having been recently fully refurbished to a high standard with it's own side entrance. Ideal for teenagers, elderly parents or potential rental.

## OPEN PLAN LIVING SPACE/KITCHEN

4.72m x 4.65m (15'6 x 15'3)

being 'L' shaped and having PVCu double glazed window to front elevation, PVCu double glazed door to side elevation, central heating radiator, ceiling light point, two wall light points, additional ceiling spotlights to the kitchen area, range of fitted white high gloss wall and base units, working surface with inset sink having mixer tap over, space for fridge and staircase leads to:

## BEDROOM

3.89m x 2.18m (12'9 x 7'2)

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

## BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, ceiling spotlights, central heating radiator and extractor fan.

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## **FORE GARDEN**

having paved double width driveway providing ample off road parking, lawn, external lighting, electric vehicle charger and gated side access leading to:

## **LANDSCAED REAR GARDEN**

with paved patio area, additional block paved area ideal for hot tub, shaped lawn, raised beds, hot and cold taps, outside power supply, timber fencing and useful shed with power.

## **GENERAL INFORMATION**

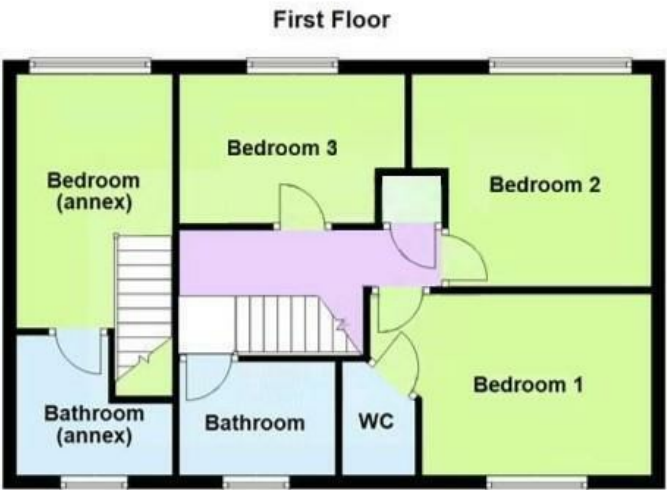
We understand the property is Freehold with vacant possession upon completion.

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.



# 19 Meadow Road, 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	87	88
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		