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35 Old Oak Close, Aldridge Guide Price £445,000

A superbly appointed and particularly spacious extended detached family residence occupying an excellent corner plot in this highly sought after residential cul-de-sac.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Study * Impressive Lounge * Separate Dining Room * Conservatory * Magnificent Breakfast/Kitchen * Utility * Four Bedrooms- Master with Luxury En Suite * Luxury Family Bathroom * Garage and Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing *

Post code: WS9 8SE

Directions: A-Z Page 34. Ref 1D.



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

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Proprietor: Christopher A Foster



35 Old Oak Close, Aldridge



Guest Cloakroom



Study



Impressive Lounge



Dining Room



Magnificent Breakfast/Kitchen

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Magnificent Breakfast/Kitchen



Conservatory



Utility



Master Bedroom

35 Old Oak Close, Aldridge



Luxury En Suite Shower Room



Bedroom Four



Bedroom Two



Bedroom Three



35 Old Oak Close, Aldridge



Luxury Family Bathroom



Landscaped Rear Garden



Landscaped Rear Garden

35 Old Oak Close, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed and particularly spacious extended detached family residence occupying an excellent corner position within this highly sought after residential cul-de-sac close 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 fired central heating system and PVCu double glazing briefly comprises the following

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, laminate floor covering and wall light point.

RECEPTION HALL

having composite entrance door, PVCu double glazed window to front elevation, wood effect laminate floor covering, ceiling light point, ceiling coving, central heating radiator and central heating thermostat.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, wash hand basin, half tiled walls, central heating radiator, ceiling light point and extractor fan.

STUDY

2.67m x 2.44m (8'9 x 8'0)

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

IMPRESSIVE LOUNGE

6.15m x 3.45m (20'2 x 11'4)

PVCu double glazed double opening french doors lead to the rear gardens, feature fireplace with gas coal effect fire fitted, two ceiling light points, two wall light points and two central heating radiators.

DINING ROOM

5.23m x 3.61m (17'2 x 11'10)

PVCu double glazed bay window to front elevation, ceiling light point, two wall light points, two central heating radiators and ceiling coving.

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MAGNIFICENT BREAKFAST/KITCHEN

5.41m x 3.30m (17'9 x 10'10)

PVCu double glazed window to rear elevation, range of luxury fitted white high gloss wall, base units and drawers, Quartz working surfaces and matching up-stands with inset single drainer sink and mixer tap over, Quartz breakfast bar with additional base units below, built in "AEG" electric oven and microwave combination oven, "AEG" induction hob with stainless steel extractor canopy over, integrated dishwasher, wine cooler, fridge and freezer, two ceiling light points, ceiling coving, central heating radiator, additional modern vertical radiator, useful pantry off and double opening PVCu double glazed doors lead to

CONSERVATORY

4.19m x 4.11m (13'9 x 13'6)

PVCu double glazed, double opening doors and windows to rear, tiled floor and central heating radiator.

UTILITY

3.10m x 1.52m (10'2 x 5'0)

PVCu double glazed door leading to the rear gardens, range of luxury fitted white high gloss wall and base units, Quartz working surface and matching up-stands with inset single drainer sink having mixer tap over, space and plumbing automatic washing machine, space for tumble drier, ceiling light point and central heating radiator.

FIRST FLOOR LANDING

central heating radiator, inset ceiling spotlights, loft access and storage cupboard off.

MASTER BEDROOM

3.91m x 2.90m (12'10 x 9'6)

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

LUXURY EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure with overhead and handheld shower attachments, additional water jets, wash hand basin, WC, fully tiled walls and floor, chrome heated towel rail, ceiling light point, extractor fan and built in storage cupboards.

BEDROOM TWO

3.45m x 3.23m (11'4 x 10'7)

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

BEDROOM THREE

3.43m x 3.23m (11'3 x 10'7)

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

BEDROOM FOUR

2.39m x 1.88m (7'10 x 6'2)

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

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LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath having mixer tap with hand held shower attachment, corner shower enclosure with over head and hand held shower attachments and additional water jets, WC, wash hand basin, fully tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

OUTSIDE

GARAGE

5.13m x 2.46m (16'10 x 8'1)

having up and over door to front, access to the utility, working surface, fitted wall and base units, strip light and additional storage above.

FORE GARDEN

having lawn with raised floral displays, tarmacadam driveway and additional parking space, security light and covered side entry/storage shed leading to

LANDSCAPED REAR GARDENS

having large paved patio area, shaped lawn, side borders, trees, shrubs, rockery, ornamental pond, summer house, green house, additional rear sun patio, security lighting and cold water tap.

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.

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