

# CHRIS FOSTER & Daughter

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## 142 Lazy Hill Road, Aldridge Guide Price £425,000

A particularly spacious and considerably improved detached bungalow residence, occupying a large plot in this excellent and highly sought after location and enjoying superb open views over greenbelt countryside.

\* Fully Enclosed Porch \* Reception Hall \* Impressive Lounge/Dining Room \* Large Conservatory \* Luxury Re-Fitted Breakfast/Kitchen \* Utility \* WC \* Store Room \* Work Shop \* 2 Double Bedrooms \* Luxury Shower Room \* Double Length Garage & Extensive Off Road Parking \* Large Gardens \* No Upward Chain

Post code: WS9 8RR

Directions: A-Z Page 34 Ref: 1D



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Proprietor: Christopher A Foster



# 142 Lazy Hill Road, Aldridge



Impressive Lounge/Dining Room



Conservatory



Luxury Refitted Breakfast Kitchen



Luxury Refitted Breakfast Kitchen

# 142 Lazy Hill Road, Aldridge



Bedroom One



Bedroom Two



Luxury Shower Room



Work Shop/Store Room

# 142 Lazy Hill Road, Aldridge



Rear Garden



Rear Garden



Open Aspect to Rear

# 142 Lazy Hill Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious and well presented detached bungalow residence that has been considerably improved to a high a standard. The property occupies a large plot on the edge of greenbelt countryside and enjoys superb far reaching views, yet 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 majority PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed leaded double opening doors and windows to front elevation and wall light point.

## **RECEPTION HALL**

PVCu double glazed entrance door and side window, modern grey wood effect laminate flooring, central heating radiator, two ceiling light points, ceiling coving, storage cupboard and additional large storage/cloaks cupboard off.

## **IMPRESSIVE LOUNGE/DINING ROOM**

5.94m x 4.24m (19'6 x 13'11)

PVCu double glazed leaded bow window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, two wall light points and double glazed patio doors lead to:

## **CONSERVATORY**

4.95m x 3.51m (16'3 x 11'6)

PVCu double glazed double opening doors and windows to rear, modern grey wood effect laminate flooring, central heating radiator and three wall light points.

## **LUXURY FITTED BREAKFAST/KITCHEN**

4.45m x 4.27m (14'7 x 14')

PVCu double glazed window to rear elevation, extensive range of luxury re-fitted grey high gloss wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in 'Indesit' electric double oven and induction hob with stainless steel extractor canopy over, wall mounted 'Ideal' boiler housed in matching unit, central heating radiator, ceiling coving, inset ceiling spotlights, modern grey wood effect laminate flooring, space for fridge/freezer and stable style door leads to:

# 142 Lazy Hill Road, Aldridge

## **ENCLOSED REAR LOBBY**

5.33m x 4.50m max dims (17'6 x 14'9 max dims)

double opening doors and windows to rear, light and power points, access to enclosed side entry and utility, large stores off and:

## **OUTSIDE WC**

with wc and light point.

## **UTILITY**

3.35m x 2.34m (11' 7'8)

with PVCu double glazed window to side additional window to rear and wall light point.

## **BEDROOM ONE**

3.63m x 3.53m (11'11 x 11'7)

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

## **BEDROOM TWO**

3.43m x 3.02m (11'3 x 9'11)

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

## **LUXURY SHOWER ROOM**

having frosted window to rear, walk-in tiled shower enclosure with overhead and hand held shower attachments, wc with concealed cistern and storage cupboard and drawer to side, vanity wash hand basin with storage cupboard below, tiled floor, inset ceiling spot lights, chrome heated towel rail, extractor fan, loft access and airing cupboard off.

## **DOUBLE LENGTH GARAGE**

10.90m x 2.90m (35'9 x 9'6)

with double opening doors, two fluorescent strip lights and PVCu double glazed door leading to:

## **WORK SHOP**

3.05m x 2.39m (10' x 7'10)

having door and window to rear, fluorescent strip light and power.

## **WIDE FOREGARDEN**

having central lawn, tarmacadam in and out driveway providing extensive off road parking and side borders.

## **LARGE REAR GARDEN**

with paved patio, cold water tap, external lighting, shaped lawns with mature and attractive borders and shrubs, shed, summer house and potting shed and superb open aspect to rear.

## **GENERAL INFORMATION**

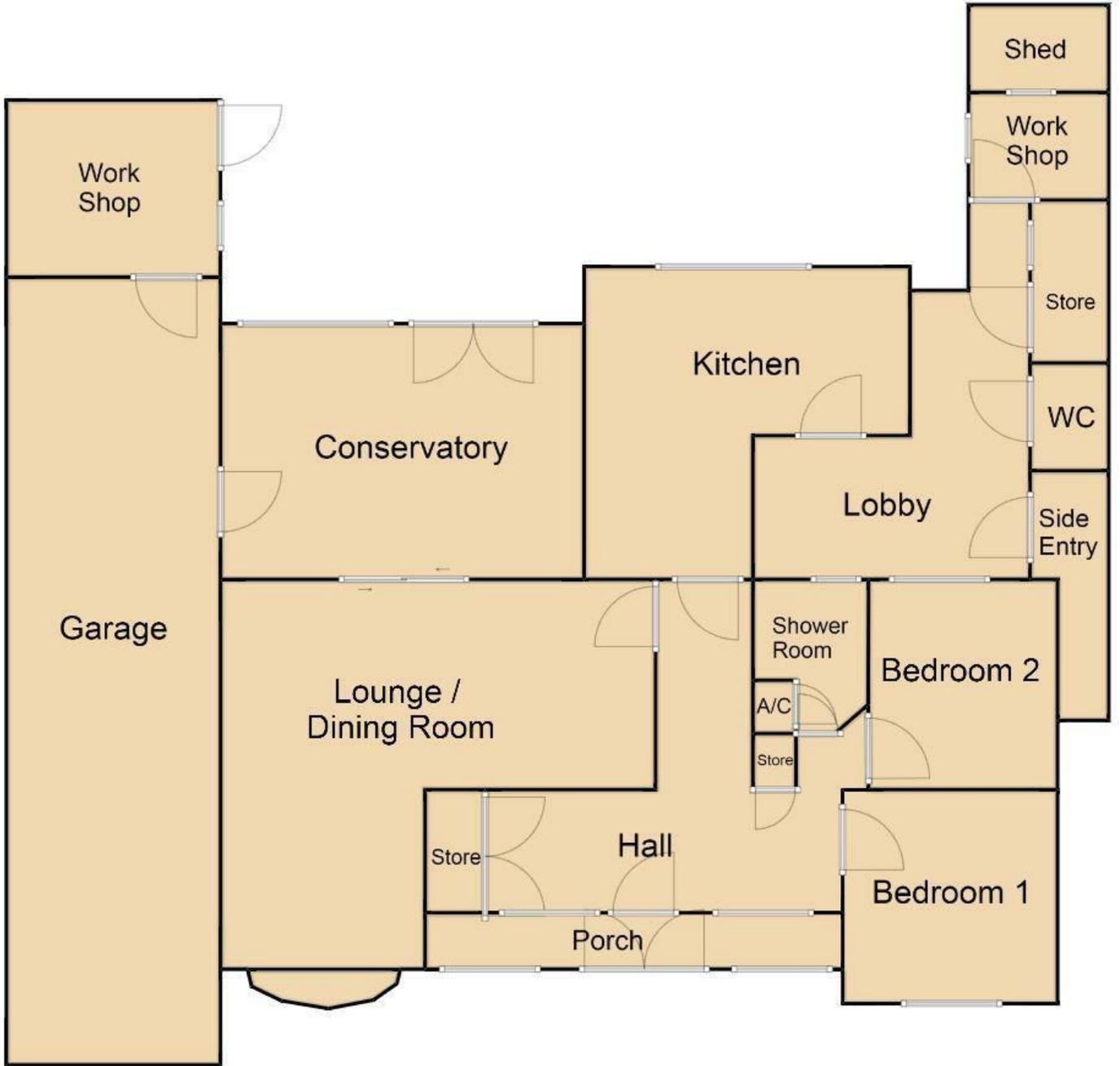
We understand the property is Freehold with vacant possession upon completion.

**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.

## **142 Lazy Hill Road, Aldridge**

The Property Misdescriptions Act 1991 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.



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (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>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>68</b>                                   | <b>86</b>               |
| <b>England &amp; Wales</b>                  | 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) <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>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>65</b>   | <b>85</b>               |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |