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30 The Glades, Aldridge Guide Price £315,000

An extremely well maintained and tastefully presented, detached family residence, occupying an excellent position in this quiet and highly sought after cul-de-sac location close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Conservatory extension * 3 Bedrooms * Luxury Bathroom * Side Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * Scope for Further Extension * Internal Viewing Essential

Post code: WS9 8RN

Directions: A-Z Page 34 Ref: 2D



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

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Proprietor: Christopher A Foster



30 The Glades, Aldridge



Lounge



Luxury Fitted Dining/Kitchen



Luxury Fitted Dining/Kitchen



Conservatory

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Conservatory



First Floor Landing



Bedroom One



Bedroom Two

30 The Glades, Aldridge



Bedroom Three



Luxury Bathroom



Attractive Rear Garden



Front Elevation

30 The Glades, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well maintained and tastefully presented, detached family residence, occupying an excellent position in this quiet and highly sought after cul-de-sac location 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 central heating system and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and laminate floor covering.

RECEPTION HALL

having frosted glass panelled entrance door, central heating radiator and ceiling light point.

LOUNGE

4.57m x 3.43m (15' x 11'3)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point, ceiling coving, central heating radiator and storage cupboard off.

LUXURY FITTED DINING/KITCHEN

4.42m x 2.59m (14'6 x 8'6)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surrounds and inset single drainer sink having mixer tap over, built in 'Zanussi' electric double oven and gas hob with extractor canopy over, integrated fridge, space and plumbing for washing machine, two ceiling light points, central heating radiator, ceiling coving, laminate floor covering, wall mounted central heating boiler housed in matching unit and PVCu double glazed sliding patio door leads to:

CONSERVATORY EXTENSION

3.81m x 2.36m (12'6 x 7'9)

PVCu double glazed double opening doors and windows to rear, laminate floor covering and wall light point.

FIRST FLOOR LANDING

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

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BEDROOM ONE

3.91m x 2.51m (12'10 x 8'3)

PVCu double glazed window to front elevation, range of fitted wardrobes with double bed recess, two bedside cabinets and overhead storage, central heating radiator and ceiling light point.

BEDROOM TWO

2.97m x 2.51m (9'9 x 8'3)

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

BEDROOM THREE

2.97m x 1.83m (9'9 x 6')

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

LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, wc, vanity wash hand basin with storage cupboard below, tiled walls and floor, ceiling light point and chrome heated towel rail.

OUTSIDE

SIDE GARAGE

5.44m x 2.51m (17'10 x 8'3)

up and over door, door to rear, ceiling light point and cold water tap.

FORE GARDEN

double width tarmac driveway with block paved border, additional pebbled area and shrubs.

ATTRACTIVE REAR GARDEN

paved patio and additional area to side, shaped lawn with attractive borders, shrubs and rockery.

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 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		