

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



1 Dartmouth Drive, Aldridge, WS9 0JP Guide Price £599,000

A particularly spacious, well presented 5 bedroom detached family residence occupying an excellent corner position in this sought after residential location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Guest Cloakroom * Impressive Lounge * Sitting Room/Study * Superb Open Plan Dining/Kitchen/Family Room * 5 Bedrooms - Master En Suite * Family Bathroom * Outside Games Room/Gym/Home Office * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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

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



1 Dartmouth Drive, Aldridge



Front Elevation



Reception Hall



Guest Cloakroom



Lounge



Lounge



Open Plan Dining/Kitchen/Family Room

1 Dartmouth Drive, Aldridge



Open Plan Dining/Kitchen/Family Room



Open Plan Dining/Kitchen/Family Room



Sitting Room/Study



First Floor Landing



Bedroom One

1 Dartmouth Drive, Aldridge



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Bedroom Four

1 Dartmouth Drive, Aldridge



Family Bathroom



Rear Garden



Rear Garden



Games Room

1 Dartmouth Drive, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented 5 bedroom detached family residence that occupies an excellent corner position in this sought after residential location 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:

RECEPTION HALL

composite entrance door, two radiators, two ceiling light points and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to side, wc, vanity wash hand basin with storage cupboard below, ceiling spotlights and extractor fan.

SITTING ROOM/STUDY

3.81m x 3.51m (12'6 x 11'6)

PVCu double glazed window to front, laminate floor covering, radiator and ceiling light point.

LOUNGE

6.65m x 3.45m (21'10 x 11'4)

PVCu double glazed windows to front and side, two radiators, ceiling light point and additional ceiling spotlights and double opening connecting doors lead to:

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

9.02m x 5.05m max dims (29'7 x 16'7 max dims)

PVCu double glazed window and two sets of double opening doors to the rear, two radiators, ceiling spotlights, range of luxury fitted high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for range style cooker with stainless steel extractor canopy over, space for American style fridge/freezer, integrated dishwasher and central island incorporating breakfast bar.

FIRST FLOOR LANDING

PVCu double glazed window to side, radiator, two ceiling light points and access via drop down ladder to boarded loft space.

1 Dartmouth Drive, Aldridge

BEDROOM ONE

6.40m max x 3.45m (21' max x 11'4)

PVCu double glazed window to side and 'Velux' window to rear, laminate floor covering, radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to side, shower enclosure with shower attachments and jets, vanity wash hand basin with storage cupboard and drawers below, wc, ceiling spotlights and chrome heated towel rail.

BEDROOM TWO

3.10m x 3.10m (10'2 x 10'2)

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

BEDROOM THREE

2.82m x 2.62m (9'3 x 8'7)

PVCu double glazed window to front, radiator, ceiling light point and laminate floor covering.

BEDROOM FOUR

2.44m x 2.18m (8' x 7'2)

PVCu double glazed window to front, radiator and ceiling light point.

BEDROOM FIVE

3.43m x 2.59m (11'3 x 8'6)

currently used as a dressing room, PVCu double glazed window to front, radiator, ceiling light point and laminate floor covering.

FAMILY BATHROOM

3.05m x 1.91m (10' x 6'3)

PVCu double glazed window to rear, panelled bath, separate shower enclosure with 'Triton' electric shower fitted, pedestal wash hand basin, wc, radiator, tiled walls and ceiling light point.

OUTSIDE

FORE GARDEN

gravelled frontage providing ample off road parking and side access leading to:

REAR GARDEN

paved patio, lawn, shrubs, outside lighting and access to:

GAMES ROOM/GYM

4.95m x 3.73m (16'3 x 12'3)

PVCu double glazed door and windows, light and 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

1 Dartmouth Drive, Aldridge

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 Dartmouth Drive, Aldridge



Ground Floor



Floor 1

