

CHRIS FOSTER & Daughter

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1 Greenfields, Aldridge, WS9 8QG Guide Price £340,000

A spacious traditional style semi detached family residence, occupying a quiet cul-de-sac position just off Northgate in this highly sought after location close to Aldridge village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * 3 Bedrooms * Bathroom * Separate wc * Side Garage * Off Road Parking * Gas Central Heating
* PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



1 Greenfields, Aldridge



Reception Hall



Lounge



Dining Room



Fitted Kitchen

1 Greenfields, Aldridge



Fitted Kitchen



Utility



Utility



First Floor Landing



First Floor Landing



Bedroom One

1 Greenfields, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Separate WC



Rear Garden

1 Greenfields, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offered by this spacious traditional style semi detached family residence, that occupies a quiet cul-de-sac position just off Northgate 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 double opening doors to front, tiled floor and ceiling light point.

RECEPTION HALL

entrance door, radiator, feature hardwood floor, ceiling light point and under stairs storage cupboard off.

LOUNGE

4.62m x 3.35m (15'2 x 11')

PVCu double glazed window to front, feature fireplace with gas fire fitted, radiator, ceiling light point, two wall light points and double opening doors leading to:

DINING ROOM

2.82m x 2.57m (9'3 x 8'5)

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

FITTED KITCHEN

3.76m x 3.02m (12'4 x 9'11)

PVCu double glazed window to rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, built in 'Whirlpool' electric oven and separate gas hob with extractor canopy over, radiator and two ceiling light points.

UTILITY

2.67m x 2.51m (8'9 x 8'3)

PVCu double glazed windows to rear and side, PVCu double glazed door to side, tiled floor, fitted wall, base units and drawers, stainless steel single drainer sink unit, space and plumbing for washing machine, fluorescent strip light, radiator and large walk-in storage cupboard off having PVCu double glazed window to side and ceiling light point.

1 Greenfields, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to side, ceiling light point, loft access and airing cupboard off housing the 'Vaillant' central heating boiler.

BEDROOM ONE

4.04m x 3.35m (13'3 x 11')

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

BEDROOM TWO

3.43m x 2.90m (11'3 x 9'6)

PVCu double glazed window to rear, range of fitted wardrobes, ceiling light point and radiator.

BEDROOM THREE

2.97m x 2.29m (9'9 x 7'6)

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

BATHROOM

PVCu double glazed window to rear, panelled bath with electric 'Gainsborough' shower over, tiled surround and shower screen fitted, pedestal wash hand basin, ceiling light point and radiator.

SEPARATE WC

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

SIDE GARAGE

4.90m x 2.59m (16'1 x 8'6)

up and over door, window to side, two fluorescent strip lights and access to the utility.

FORE GARDEN

tarmacadam driveway providing off road parking, lawn with side borders, additional grassed area with border and gated side access leading to:

REAR GARDEN

paved patio area and pathway, lawn with mature well stocked borders and shrubs and useful shed.

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.

1 Greenfields, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(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	