

# CHRIS FOSTER & Daughter

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## 14 Stratford Drive, Aldridge, WS9 8LJ Guide Price £295,000

A spacious 3 bedroom semi detached residence situated in a sought after location close to greenbelt countryside yet within easy reach of local amenities.

- \* Fully Enclosed Porch \* Reception Hall \* Lounge/Dining Room \* Conservatory \* Fitted Kitchen
- \* Utility \* 3 Bedrooms \* Bathroom \* Garage And Off Road Parking \* Gas Central Heating \*
- PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 14 Stratford Drive, Aldridge



Lounge/Dining Room



Conservatory



Fitted Kitchen



Bedroom One

# 14 Stratford Drive, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

# 14 Stratford Drive, Aldridge

An internal inspection is essential to begin to fully appreciate the full potential offered by this spacious 3 bedroom semi detached residence that is situated in a sought after location close to greenbelt countryside yet 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 PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

door and windows to front and wall light point.

## **RECEPTION HALL**

entrance door, radiator and ceiling light point.

## **LOUNGE/DINING ROOM**

5.74m x 4.57m (18'10 x 15')

PVCu double glazed window to rear, feature fireplace with gas coal effect fire fitted, ceiling light point, two wall light points, radiator and double glazed sliding patio door leading to:

## **CONSERVATORY**

5.97m x 2.21m (19'7 x 7'3)

PVCu double glazed door and windows to rear, laminate floor covering, radiator and wall light point.

## **FITTED KITCHEN**

3.35m x 2.31m (11' x 7'7)

PVCu double glazed window to front, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, breakfast bar, built in gas oven and hob, separate gas hob with extractor canopy over, radiator and ceiling light point.

## **UTILITY**

2.44m x 1.91m (8' x 6'3)

window to rear, quarry tiled floor, plumbing for washing machine, storage cupboard off and door to:

## **LEAN TO**

with access to the rear garden.

# 14 Stratford Drive, Aldridge

## FIRST FLOOR LANDING

PVCu double glazed window to side, ceiling light point and loft access.

## BEDROOM ONE

3.63m x 3.45m (11'11 x 11'4)

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

## BEDROOM TWO

3.56m x 3.05m (11'8 x 10')

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

## BEDROOM THREE

2.67m x 2.64m (8'9 x 8'8)

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

## BATHROOM

2.29m x 2.06m (7'6 x 6'9)

PVCu double glazed window to front, panelled bath with shower over and tiled surround, pedestal wash hand basin, wc, ceiling light point, radiator and airing cupboard off housing the 'Glow Worm' central heating boiler.

## SIDE GARAGE

4.83m x 2.44m (15'10 x 8')

up and over door to front, fluorescent strip light and tap.

## FORE GARDEN

block paved driveway and lawn.

## REAR GARDEN

paved patio, artificial lawn, side borders, trees and shrubs.

## 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.

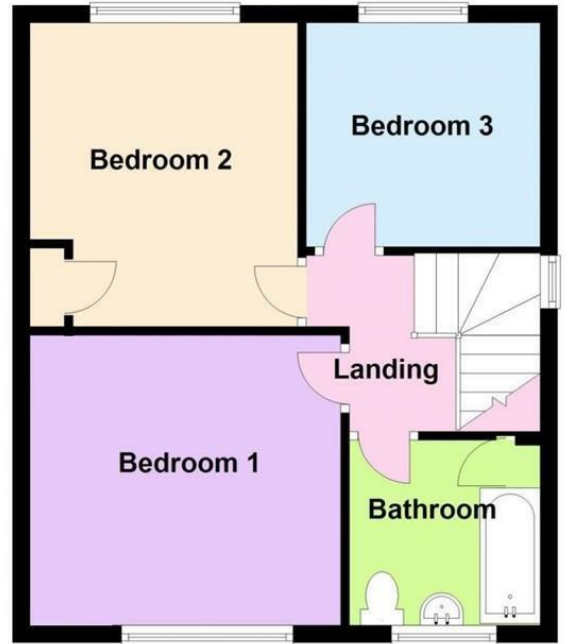
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

# 14 Stratford Drive, Aldridge

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	