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10 Jordan Way, Aldridge WS9 *SB
Asking Price £315,000

An extended, well presented four bedroom semi-detached residence occupying a quiet walk way position in this popular residential location close to local amenities.

* Reception Hall * Lounge / Dining Room * Sitting Room / Office * Luxury Fitted Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Bathroom * Office / Garage to Rear * Gas Fired Central Heating System * PVCu Double Glazing *

Council Tax Band - C
Local Authority - Walsall

The Property Ombudsman

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10 Jordan Way, Aldridge



Lounge



Lounge



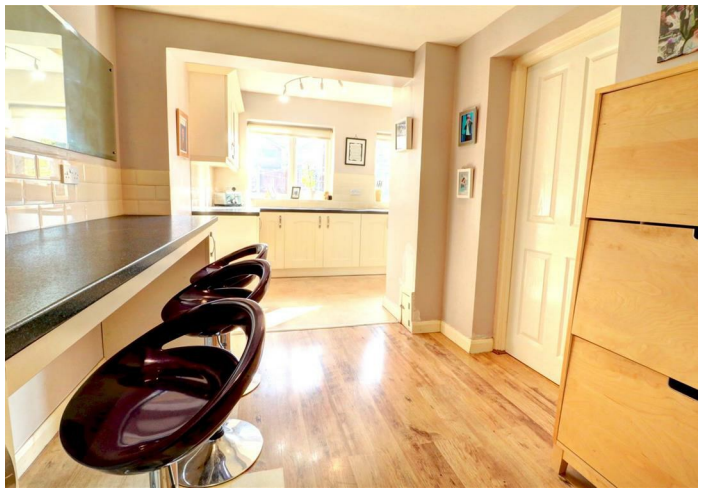
Dining Area



TV Area



Breakfast Kitchen



Breakfast Area

10 Jordan Way, Aldridge



Breakfast Area



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Kitchen



Guest Cloakroom



Bedroom One

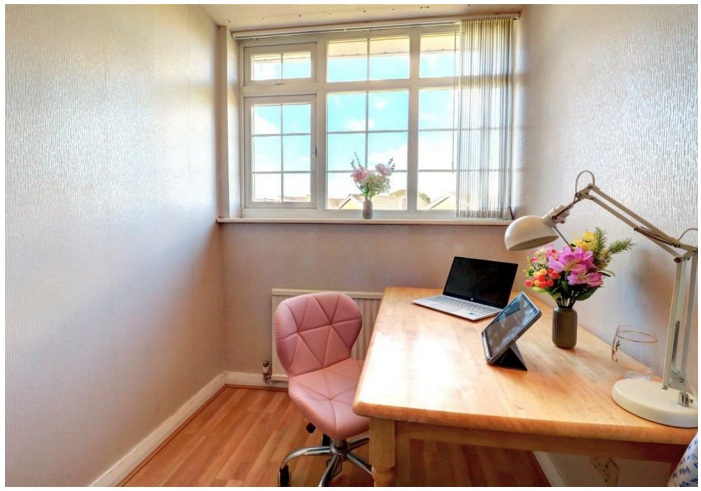


Bedroom Two

10 Jordan Way, Aldridge



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Rear Garden



Rear Garden

10 Jordan Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extended, well presented four bedroom semi-detached residence occupying a quiet walk way position in this popular residential location close to local amenities.

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 fired central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL
having PVCu double glazed frosted door and window to front elevation, ceiling coving, two wall light points, central heating radiator, laminate flooring and under stair storage off.

LOUNGE / DINING ROOM
9.83m x 3.18m (32'03 x 10'05)
having PVCu double glazed bow window to front elevation and french doors to rear elevation, two ceiling light points, four wall light points, ceiling coving, two central heating radiators, feature fireplace having electric fire fitted and laminate flooring.

SITTING ROOM / OFFICE
5.08m x 2.46m (16'08 x 8'01)
having PVCu double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring.

LUXURY FITTED KITCHEN
4.83m (max) x 4.80m (max) (15'10 (max) x 15'09 (max))
having two PVCu double glazed windows to rear elevation, two ceiling light points and inset ceiling spotlights, central heating radiator, range of fitted wall, base units and drawers, breakfast bar and working surfaces with tiled surround and inset bowl and half drainer sink having mixer tap over, space for oven and hob having built in extractor canopy over.

UTILITY
4.37m x 3.43m (max) (14'04 x 11'03 (max))
having PVCu double glazed window and door to rear elevation, two ceiling light points, two central heating radiators, working surfaces with space and plumbing for fridge/freezer, washing machine, tumble dryer and dishwasher.

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GUEST CLOAKROOM
having ceiling light point, WC, pedestal wash hand basin, central heating radiator and extractor fan.

FIRST FLOOR LANDING
having ceiling light point, ceiling coving, loft access and airing cupboard off.

BEDROOM ONE
5.61m x 5.21m (max) (18'05 x 17'01 (max))
having PVCu double glazed windows to front and rear elevations, two ceiling light points, two central heating radiators, built in wardrobes and loft access.

BEDROOM TWO
3.51m (plus robes) x 2.62m (11'06 (plus robes) x 8'07)
having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobes and dressing table.

BEDROOM THREE
3.35m x 3.12m (11'00 x 10'03)
having PVCu double glazed window to front elevation, ceiling light point, ceiling coving, central heating radiator, built in wardrobes and dressing table.

BEDROOM FOUR
2.36m x 1.83m (7'09 x 6'00)
having PVCu double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring.

BATHROOM
having PVCu double glazed frosted window to rear elevation, inset ceiling spot lights, central heating radiator, heated towel rail, WC, pedestal wash hand basin having mixer tap over, 'P' shaped bath having mixer tap, thermostatic mixer shower and shower screen fitted over.

OUTSIDE

DETACHED OFFICE / GARAGE
4.88m x 2.41m (16'00 x 7'11)

FORE GARDEN
having slab and block paved path and lawned area.

REAR GARDEN
having slabbed patio area, lawned area, seating area, security lighting and access to parking 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. 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

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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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