CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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





148 Birmingham Road, Aldridge, WS9 0AH
Asking Price £300,000

Chris Foster & Daughter are pleased to offer for sale this traditional three bedroom semi-detached house in a much sought after road within Aldridge. The accommodation comprises in brief: porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. The property would benefit from updating throughout and has been priced accordingly. Further benefits include double glazing and central heating (both where specified and heating being untested), front and rear garden and a driveway. Immediate viewing of this family home is highly recommended in order to avoid potential disappointment. Probate is ongoing.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - D

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

148 Birmingham Road, Aldridge



Dining Room



Lounge



Kitchen



Bedroom One

148 Birmingham Road, Aldridge



Bedroom Two



Bathroom



Garden

148 Birmingham Road, Aldridge

Aldridge
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.

Frontage
Having a lawned garden flanked by driveway affording off road parking and leading to door to:-

Porch
With uPVC double glazed windows to the front and side and door to:-

Hallway
Stairs rising to first floor, central heating radiator, under-stairs cupboard, door to kitchen and door off to:-

Dining Room
3.35m max x 3.30m max (11'0" max x 10'10" max)
With uPVC double glazed bay window to the rear and sliding doors to:-

Lounge
3.99m max x 3.58m max (13'1" max x 11'9" max)
With central heating radiator and uPVC double glazed window to the front.

Kitchen
2.21m x 1.93m (7'3" x 6'4")
With a range of eye and base level units with work surface over incorporating single drainer sink unit, part tiled walls, uPVC double glazed window to the rear and door to:-

Garage
7.39m x 2.31m (24'3" x 7'7")
With up and over door to the front and sliding door to the rear.

First Floor Landing
With frosted uPVC double glazed window to the side and doors off to:-

Bedroom One
4.01m max x 3.58m (13'2" max x 11'9")
With central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.43m x 3.33m (11'3" x 10'11")
With central heating radiator and uPVC double glazed window to the rear.

148 Birmingham Road, Aldridge

Bedroom Three
2.06m x 1.80m (6'9" x 5'11")
With central heating radiator and uPVC double glazed window to the front.

Bathroom
Having suite comprising bath, wash hnad basin, low flush w.c, central heating radiator, built-in cupboard and frosted uPVC double glazed window to the rear.

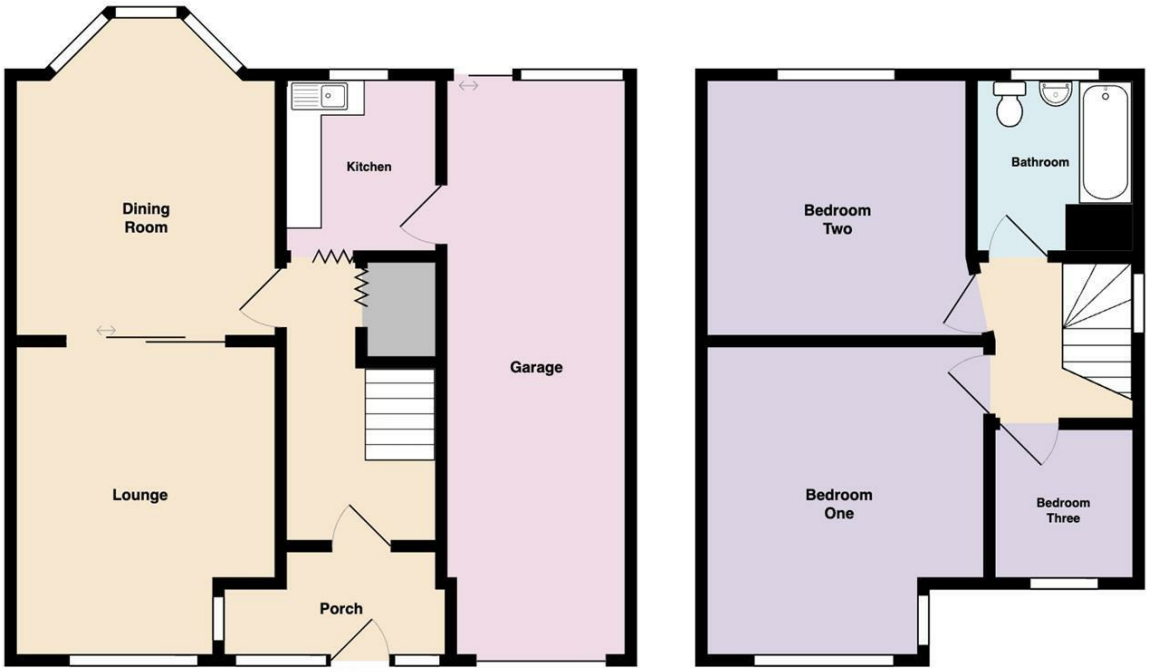
Rear Garden
Having concrete patio with step up to garden beyond with shrub borders.

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.

148 Birmingham Road, Aldridge



All measurements are approximate and for display purposes only

