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12 Brandon Close, Aldridge/Streetly
Guide Price £372,350

An extremely well maintained and presented Detached Dormer style family residence occupying an excellent cul-de-sac position in this highly sought after residential location.

* Enclosed Porch * Reception Hall * Lounge * Fitted Dining Kitchen * Conservatory * Three Bedrooms * Shower Room * Loft Space With Potential For Development * Off Road Parking * Garage * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band D
Local Authority - Walsall

The Property Ombudsman

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OnTheMarket.com

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Entrance Hall



Lounge



Lounge



Conservatory





Fitted Kitchen

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Bedroom One



Bedroom Two



Shower Room





Bedroom Three

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Loft Space



Rear Garden

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An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well maintained and presented Detached Dormer style family residence occupying an excellent position in this highly sought after residential location.

Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Bishop Vesey grammar school in Sutton Coldfield. Splendid sports and leisure facilities are available at Streetly Sports Centre, Cricket Club and Golf Club together with the extensive Sutton parkland. The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises of the following:

ENCLOSED PORCH
having PVCu double glazed frosted entrance door and window to side, ceiling light point and access to garage.

ENTRANCE HALL
having two ceiling light points and central heating radiator.

LOUNGE
4.83m x 3.33m (15'10 x 10'11)
having PVCu double glazed frosted window to side and double glazed sliding doors to rear, two ceiling light points, ceiling coving, central heating radiator and feature fireplace with electric fire fitted.

CONSERVATORY
2.67m x 2.49m (8'09 x 8'02)
having PVCu double glazed french doors to side and windows to side and rear, ceiling fan light point and tiled flooring.

FITTED BREAKFAST/KITCHEN
3.45m x 3.43m (11'4 x 11'3)
having PVCu double glazed windows to side and rear, and frosted door to side, two ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with inset stainless steel drainer sink having mixer tap over, built in 'Diplomat' double oven, electric hob with extractor fan over, space for fridge/freezer, washing machine, tumble dryer and table and chairs.

BEDROOM ONE
4.04m x 3.61m (plus robes) (13'03 x 11'10 (plus robes))
having PVCu double glazed window to front, ceiling light point, central heating radiator and built in wardrobes.

BEDROOM TWO
3.07m x 2.18m (10'01 x 7'02)
having PVCu double glazed frosted window to side, ceiling light point, central heating radiator and built in under stairs wardrobe.

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SHOWER ROOM
2.67m x 1.91m (8'09 x 6'03)
having two PVCu double glazed frosted windows to side, inset ceiling spot lights, central heating radiator, tiled walls, WC, vanity unit sink with mixer tap over, shower enclosure with sliding doors and thermostatic shower mixer fitted.

FIRST FLOOR LANDING
having ceiling light point and eaves storage.

BEDROOM THREE
3.58m x 2.69m (plus robes) (11'09 x 8'10 (plus robes))
having PVCu double glazed window to side, ceiling light point, central heating radiator and built in wardrobes.

LOFT SPACE
generous loft space with potential scope for development, two light points and wall mounted central heating boiler.

OUTSIDE

FORE GARDEN
having block paved drive and lawned area.

REAR GARDEN
having side access, slabbed patio area, useful shed, lawned area with mature shrubs and fenced borders.

GARAGE
having window to side, ceiling light point and up and over garage door to front.

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.

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