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135 Walsall Wood Road, Aldridge, WS9 8RD
Guide Price £695,000

A particularly spacious 4 bedroom Victorian semi detached family residence of immense charm and character retaining many original period features and occupying an excellent plot of 0.28 acre within easy reach of local amenities.

* Reception Hall * Cellar * Sitting/Formal Dining Room * Study * Lounge * Superb Open Plan Dining/Kitchen/Family Room * Utility * Ground Floor Shower Room * 4 Bedrooms - Master En Suite * Family Bathroom * Large Double Garage * Extensive Off Road Parking * Attractive Grounds * Gas Central Heating * Double Glazing * Viewing Essential

Council Tax Band E
Local Authority - Walsall

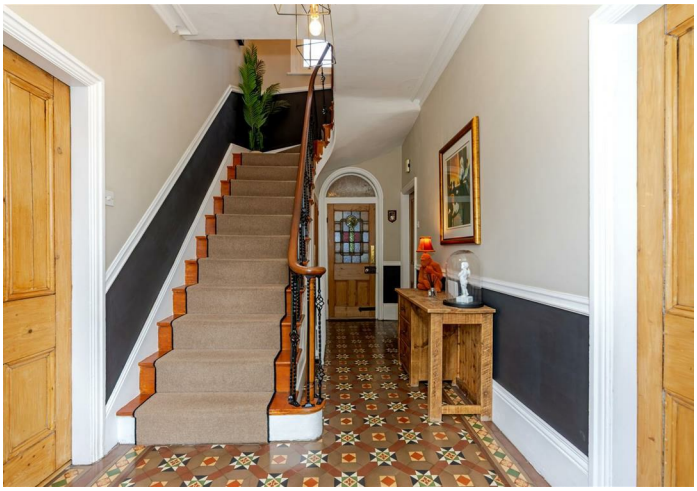
The Property Ombudsman

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135 Walsall Wood Road, Aldridge



Reception Hall



Sitting/Dining Room



Sitting/Dining Room



Lounge



Lounge



Dining/Kitchen/Family Room

135 Walsall Wood Road, Aldridge





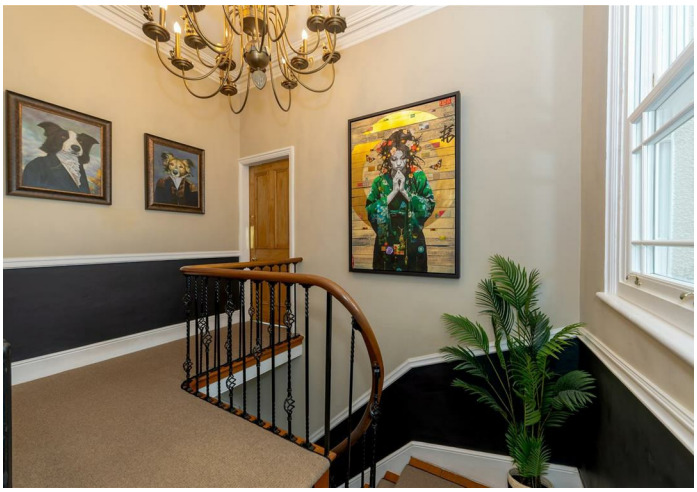
Dining/Kitchen/Family Room



Utility



Ground Floor Shower Room



First Floor Landing



Bedroom One

135 Walsall Wood Road, Aldridge



Bedroom One



En Suite



Bedroom two



Bedroom Three



Bedroom Four



Family Bathroom

135 Walsall Wood Road, Aldridge



Family Bathroom



Rear Patio Area



Rear Elevation



Rear Garden



Rear Garden



Plot Layout

135 Walsall Wood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious 4 bedroom Victorian semi detached family residence of immense charm and character. The property retains many original period features and occupies an excellent plot of 0.28 acre within easy reach of local amenities at Lazy Hill and 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 stunning accommodation that enjoys the benefit of a gas central heating system and majority replacement double glazing, briefly comprises the following:

RECEPTION HALL
entrance door, impressive 'Minton' tiled floor, Victorian style radiator, ceiling light point with cornice, ornate ceiling coving and dado rail and access to:

CELLAR

SITTING/FORMAL DINING ROOM
5.89m x 4.17m (19'4 x 13'8)
double glazed sash bay window to front, additional double glazed sash window to rear, feature original fireplace with log burner and tiled hearth, Victorian style radiator, ceiling light point and cornice, ornate ceiling coving, dado rail and picture rail.

STUDY
2.51m x 2.36m (8'3 x 7'9)
wall light point.

LOUNGE
4.80m x 4.14m (15'9 x 13'7)
double glazed bay window to front elevation, feature original fireplace with log burner fitted, Victorian style radiator, ceiling light point and cornice, ornate coving, dado and picture rail and connecting doors lead to:

135 Walsall Wood Road, Aldridge

SUPERB SPLIT LEVEL DINING/KITCHEN/FAMILY ROOM
8.08m x 4.22m (26'6 x 13'10)
bay window to side, double glazed windows to rear and side, ceiling light point and additional inset ceiling spotlights, Victorian style radiator, feature log burner with tiled hearth, range of luxury fitted wall, base units and drawers, solid wood working surfaces with tiled surround and inset single drainer sink having mixer tap over, integrated dishwasher and microwave oven, space for American style fridge/freezer, central island with further units below and space for range oven and 'pop up' extractor and composite door leading to the rear gardens,

UTILITY
2.51m x 2.29m (8'3 x 7'6)
double glazed window to side, radiator, fluorescent strip light, working surface with space below for washing machine, cloaks cupboard off having double glazed window to side, radiator and ceiling light point.

SHOWER ROOM
double glazed window to rear, tiled shower area with electric 'Mira' shower fitted, pedestal wash hand basin, wc, wall light point and radiator.

SPLIT LEVEL FIRST FLOOR LANDING
two double glazed sash windows to rear, Victorian style radiator, ornate ceiling coving, two ceiling light points and airing cupboard off housing the 'Worcester' central heating boiler.

BEDROOM ONE
5.38m x 4.27m (17'8 x 14')
double glazed sash windows to front and rear, two Victorian style radiators and ceiling light and cornice.

EN SUITE SHOWER ROOM
2.36m x 1.75m (7'9 x 5'9)
double glazed sash window to front, shower enclosure with electric 'Gainsborough' shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, radiator and ceiling spotlights.

BEDROOM TWO
4.19m x 4.19m (13'9 x 13'9)
double glazed sash window to front, ornamental cast iron fireplace, radiator and ceiling light point with cornice.

BEDROOM THREE
4.19m x 3.58m (13'9 x 11'9)
double glazed sash window to side, radiator, ceiling light point with cornice and picture rail.

BEDROOM FOUR
3.25m x 2.51m (10'8 x 8'3)
Double glazed window to side, radiator and ceiling light point with cornice.

FAMILY BATHROOM
3.25m x 2.44m (10'8 x 8')
double glazed window to side, free standing clawfoot bath with side mixer tap and shower attachment fitted, tiled corner shower enclosure, pedestal wash hand basin, wc, Victorian style radiator/heated towel rail, tiled floor, ceiling light point with cornice.

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LARGE DETACHED GARAGE
8.43m x 7.01m (27'8 x 23')
replacement twin up and over doors, fluorescent strip lighting and power, door and window to side.

FORE GARDEN
lawn, side borders and shrubs, hedged boundary, outside lights and gravelled driveway providing extensive off road parking and access to the garage.

GOOD SIZED REAR GARDEN
gated side access, large block paved patio and bar-be-que area, additional courtyard and shrubs, outside tap and lighting, lawn with side borders, trees and shrubs.

GENERAL INFORMATION
We understand the property is Freehold with vacant possession upon completion.

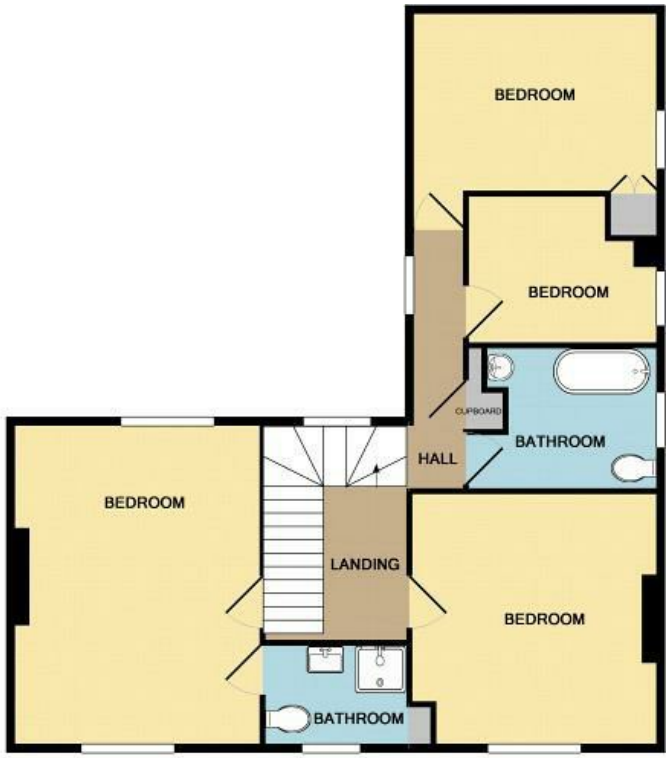
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

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GROUND FLOOR



1ST FLOOR

