

CHRIS FOSTER & Daughter

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309 Erdington Road, Aldridge, WS9 0SB Guide Price £295,000

A spacious, traditional style, three bedroom semi detached residence occupying a superb semi rural position in this highly sought after location enjoying an open aspect to the front and rear elevations yet remaining within easy reach of Aldridge village centre.

* Reception Hall * Impressive Through Lounge/Dining Room * Fitted Kitchen * Utility * Three Bedrooms * Bathroom * Garage & Off Road Parking * Gas Central Heating System * Majority PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



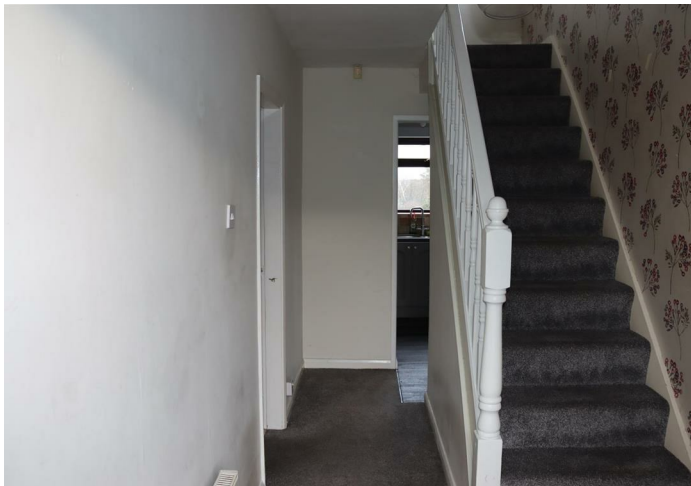
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Company Number: 11253248



309 Erdington Road, Aldridge



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Utility

309 Erdington Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

309 Erdington Road, Aldridge



Rear Garden



View To Front

309 Erdington Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious, traditional style semi detached residence that occupies a superb semi rural position in this sought after location on the edge of Aldridge, surrounded by Greenbelt countryside yet within easy reach of the 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:

RECEPTION HALL

composite entrance door, central heating radiator and ceiling light point.

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

7.92m x 3.02m (26'0 x 9'11)

PVCu double glazed bay window to front elevation, PVCu double glazed sliding patio door leading to the rear garden, feature rustic brick fireplace, two central heating radiators and two ceiling light points.

FITTED KITCHEN

3.28m x 2.44m (10'9 x 8'0)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, separate gas hob with extractor canopy over, wall mounted "Ideal" central heating boiler, ceiling light point and pantry off.

UTILITY

3.66m x 2.03m (12'0 x 6'8)

door and window to the rear, two windows to the side elevation, working surface with space and plumbing below for appliances, wall light point and access to the garage.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, wall light point and loft access.

BEDROOM ONE

3.38m x 3.05m (11'1 x 10'0)

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

309 Erdington Road, Aldridge

BEDROOM TWO

3.68m x 2.77m (12'1 x 9'1)

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

BEDROOM THREE

2.41m x 2.11m (7'11 x 6'11)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and tiled surround, pedestal wash hand basin, WC, tiled floor, ceiling light point and heated towel rail.

SIDE GARAGE

4.83m x 2.74m (15'10 x 9'0)

with up and over door to front, frosted window to side, fluorescent strip light and storage cupboard off.

OUTSIDE

FORE GARDEN

tarmacadam driveway providing extensive off road parking, lawn, shrubs and hedged boundary.

REAR GARDEN

having side access, paved patio, lawn, hedged boundary and open aspect to rear.

GENERAL INFORMATION

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

SERVICES All main services are connected with the exception of drainage which is supplied via a septic tank.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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