

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



45 Erdington Road, Aldridge, WS9 8UH Guide Price £550,000

A particularly spacious, well presented detached residence that has been extended and improved to provide an excellent family home in this sought after position close to Aldridge Croft and village centre.

- * Contemporary Swedish Design
- * Corner Position
- * Fully Enclosed Porch
- * Reception Hall
- * Guest Cloakroom
- * Lounge
- * Dining Room
- * Fitted Kitchen
- * Breakfast Room/Utility
- * 4 Bedrooms - Master En Suite
- * Family Bathroom
- * Garage
- * Extensive Off Road Parking
- * Landscaped Garden
- * Gas Warm Air Central Heating
- * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



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



45 Erdington Road, Aldridge



Porch Entrance



Reception Hall



Guest Cloakroom



Lounge



Lounge



Dining Room

45 Erdington Road, Aldridge



Dining Room



Fitted Kitchen



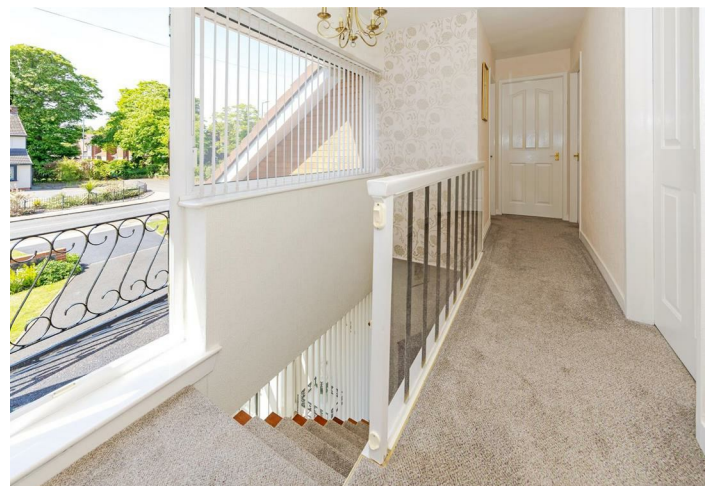
Fitted Kitchen



Breakfast Room/Utility



Breakfast Room/Utility



First Floor Landing

45 Erdington Road, Aldridge



Balcony



Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

45 Erdington Road, Aldridge



Bedroom Four



Bathroom



Bathroom



Rear Patio



Rear Garden



Rear Elevation

45 Erdington Road, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented detached residence that has been extended and improved to provide an excellent family home in this sought after position close to Aldridge Croft and 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 combined gas warm air and radiators central heating system that was upgraded in 2022 and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front, laminate floor covering and ceiling light point.

RECEPTION HALL

entrance door, laminate floor covering and two wall light points.

GUEST CLOAKROOM

wc, wash hand basin, laminate floor covering and ceiling light point.

LOUNGE

4.80m x 3.35m (15'9 x 11')

PVCu double glazed window to front and PVCu double glazed double opening doors leading to the rear garden, feature fireplace, ceiling light point and two wall light points.

EXTENDED DINING ROOM

5.41m x 2.92m (17'9 x 9'7)

PVCu double glazed window to rear and ceiling light point.

FITTED KITCHEN

3.15m x 2.74m (10'4 x 9')

PVCu double glazed window to rear, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, radiator, ceiling light point and being open plan to:

BREAKFAST ROOM/UTILITY

3.96m x 3.53m (13' x 11'7)

PVCu double glazed window to front and PVCu double glazed double opening doors to the rear, radiator, ceiling light point, working surface with inset circular sink having mixer tap over and space below for appliances.

45 Erdington Road, Aldridge

FIRST FLOOR LANDING

ceiling light point and PVCu double glazed door leading to:

BALCONY

BEDROOM ONE

5.23m max x 2.74m (17'2 max x 9')

PVCu double glazed window to front, two fitted bedside cabinets, double bed recess and overhead storage, radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to rear, tiled shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, wc, chrome heated towel rail and ceiling light point.

BEDROOM TWO

4.80m x 3.35m (15'9 x 11')

PVCu double glazed windows to front and rear and ceiling light point.

BEDROOM THREE

3.20m x 2.74m (10'6 x 9')

PVCu double glazed window to rear, ceiling light point and laminate floor covering.

BEDROOM FOUR

3.00m x 2.74m (9'10 x 9')

PVCu double glazed window to rear, ceiling light point, loft access, fitted wardrobes and laminate floor covering.

MODERN BATHROOM

PVCu double glazed window to side, panelled bath, twin vanity wash hand basins with storage cupboard below, wc, separate shower enclosure with electric 'Mira' shower fitted, laminate floor covering, ceiling spotlights and storage cupboard off housing the 'Ariston' central heating boiler.

OUTSIDE

GARAGE

4.80m x 2.92m (15'9 x 9'7)

up and over door, PVCu double glazed window to side and light point.

FORE GARDEN

twin lawns with side borders and shrubs, security lights, large tarmac driveway providing off road parking, brick boundary wall and gated side access leads to:

LANDSCAPED REAR GARDEN

paved patio area, shaped lawn with well stocked borders, trees and shrubs, useful greenhouse and storage shed.

GENERAL INFORMATION

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

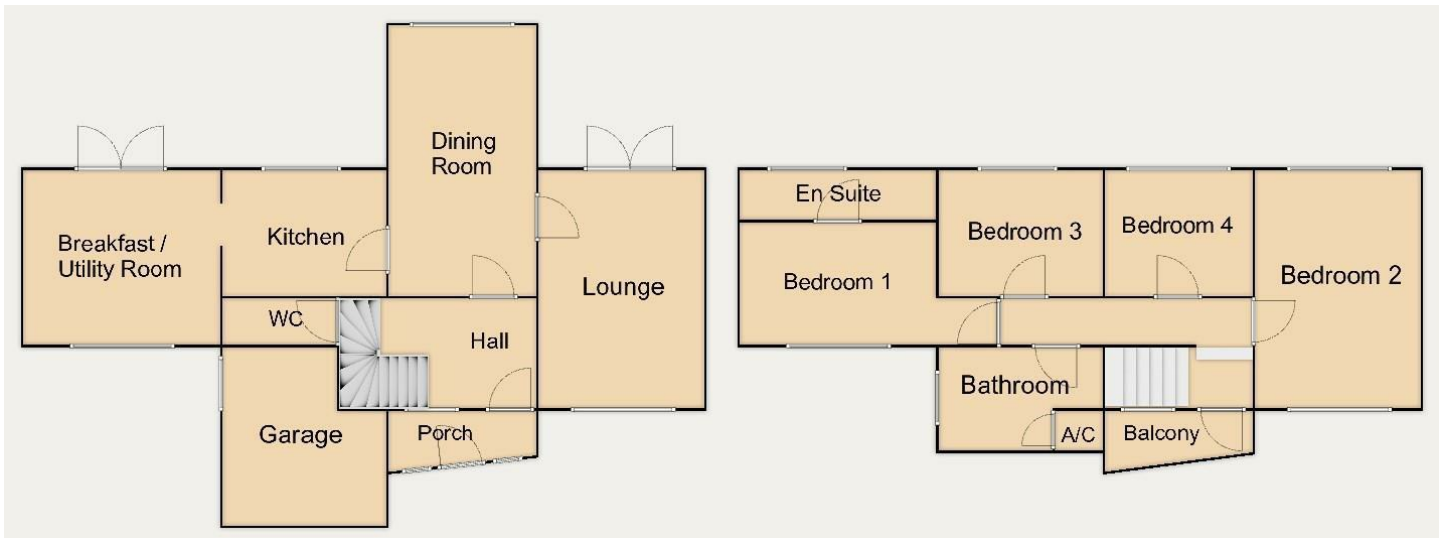
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent

45 Erdington Road, Aldridge

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.

45 Erdington Road, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		