

CHRIS FOSTER & Daughter

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5 Wellfield Road, Aldridge, WS9 8JD **Guide Price £325,000**

A superbly appointed traditional style semi detached family residence occupying an excellent position in this sought after residential location within easy reach of local amenities.

* Refurbished To A High Standard Throughout * Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Superb Open Plan Lounge/Dining/Kitchen * 3 Good Sized Bedrooms * Luxury Bathroom * Off Road Parking * Extended Double Garage * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



5 Wellfield Road, Aldridge



Reception Hall



Guest Cloakroom



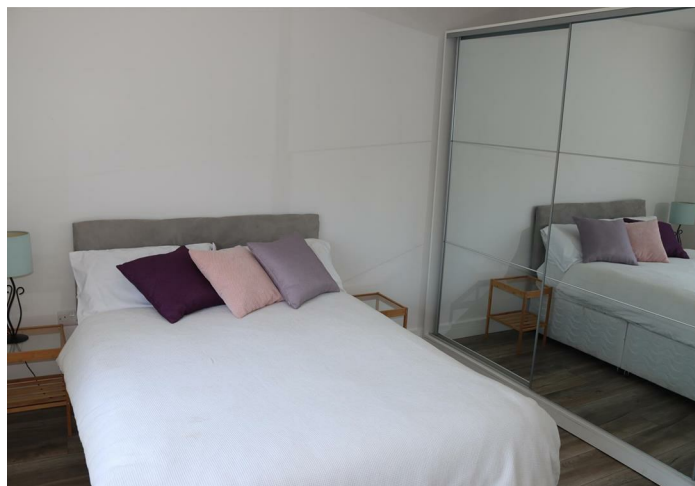
Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen



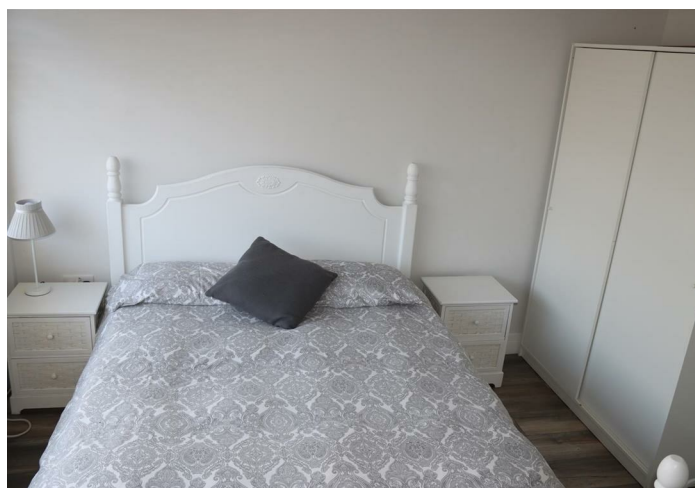
5 Wellfield Road, Aldridge



Bedroom One



Bedroom Two

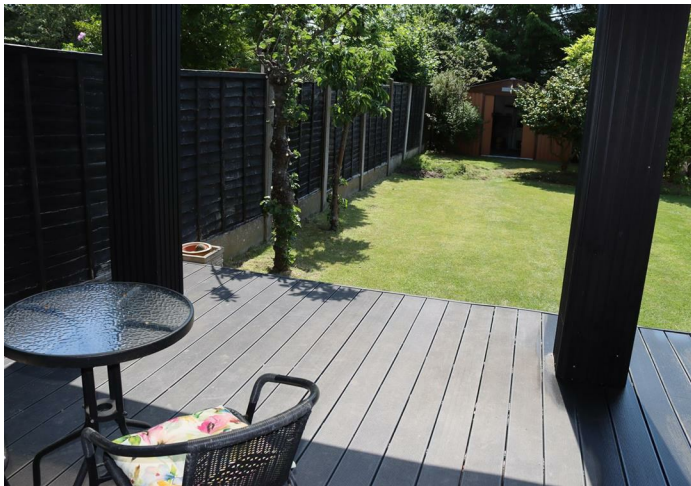


Bedroom Three

5 Wellfield Road, Aldridge



Luxury Bathroom



Rear Garden



Rear Elevation



Extended Double Garage

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An internal inspection is highly recommended to begin to fully appreciate this superbly appointed traditional style semi detached family residence that has been refurbished throughout to a particularly high standard by the current owners. The property occupies an excellent position in this sought after residential location within easy reach of local amenities including 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 accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation and two wall light points.

RECEPTION HALL

entrance door, laminate floor covering, ceiling light point, central heating radiator, under stairs storage cupboard off and additional cloaks cupboard.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below and wall light point.

SUPERB OPEN PLAN LOUNGE/DINING/KITCHEN

LOUNGE/DINING AREA

6.91m x 3.33m (22'8 x 10'11)

PVCu double glazed bay window to front elevation, double glazed sliding patio door leading to the rear gardens, two ceiling light points, two electric radiators and being open plan to:

LUXURY FITTED KITCHEN AREA

3.84m x 3.33m (12'7 x 10'11)

PVCu double glazed window to rear, laminate floor covering, ceiling spotlights, radiator, range of luxury fitted pale grey high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in 'Hotpoint' electric oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING

loft access, two ceiling light points, laminate floor covering and PVCu double glazed frosted window to side.

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BEDROOM ONE

3.61m x 3.33m (11'10 x 10'11)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, laminate floor covering and fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

3.38m x 3.33m (11'1 x 10'11)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, laminate floor covering and range of fitted wardrobes.

BEDROOM THREE

3.40m x 3.28m (11'2 x 10'9)

PVCu double glazed bay window to front elevation, electric radiator, ceiling light point and laminate floor covering.

LUXURY BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, WC, tiled walls, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

having lawn, paved off road parking area and shared side driveway leading to:

EXTENDED DOUBLE GARAGE

8.43m 3.58m (27'8 11'9)

roller door and PVCu double glazed pedestrian door to front, PVCu double glazed double opening doors to rear and side, three PVCu double glazed windows to side four electric panel heaters and ceiling light point.

REAR GARDEN

gated side access, decked patio incorporating covered seating area, lawn, well stocked borders, trees and shrubs, further deck behind garage, outside lighting, tap and useful 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 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.

5 Wellfield Road, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(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