

CHRIS FOSTER & Daughter

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15 Sunnybank Close, Aldridge, WS9 0YR Guide Price £399,950

An extremely well maintained and presented, modern detached family residence, occupying an excellent position on this sought after development on the Aldridge/Streetly border.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room
* Conservatory * Luxury Fitted Kitchen * Utility * 3 Bedrooms - Master En Suite * Family Bathroom * Garage and Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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15 Sunnybank Close, Aldridge



Reception Hall



Guest Cloakroom



Lounge



Dining Room



Conservatory

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Luxury Fitted Kitchen



Utility



Bedroom One



Bedroom One



En Suite

15 Sunnybank Close, Aldridge



Bedroom Two



Bedroom Three



Family Bathroom



Rear Garden



Rear Elevation

15 Sunnybank Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented, modern detached family residence that occupies an excellent position on this sought after development on the Aldridge/Streetly border and within easy reach of local amenities.

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, tiled floor and ceiling spotlights.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to front elevation, wc, vanity wash hand basin, central heating radiator and ceiling spotlights.

LOUNGE

5.39 x 2.94 (17'8" x 9'7")

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

DINING ROOM

3.06 x 2.95 (10'0" x 9'8")

central heating radiator, ceiling light point and PVCu double glazed sliding patio door leading to:

CONSERVATORY

0.91m.0.00m x 0.61m.21.03m (3.00 x 2.69)

PVCu double glazed double opening doors and windows to rear elevation and ceiling light/fan.

LUXURY FITTED BREAKFAST/KITCHEN

0.91m.5.49m x 0.91m.1.52m (3.18 x 3.05)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric double oven, gas hob with extractor canopy over, central heating radiator and ceiling spotlights.

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UTILITY

3.06 x 1.89 (10'0" x 6'2")

PVCu double glazed door and window to rear elevation, working surface with inset stainless steel single drainer sink having mixer tap over, fitted wall and base units, space and plumbing for washing machine and dishwasher, central heating radiator, ceiling spotlights, wall mounted 'Worcester' boiler and space for fridge/freezer.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, loft access, ceiling light point and airing cupboard off.

BEDROOM ONE

3.47 x 3.22 (11'4" x 10'6")

PVCu double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling spotlights.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, shower enclosure, pedestal wash hand basin, wc, central heating radiator and ceiling spotlights.

BEDROOM TWO

3.24 x 3.05 (10'7" x 10'0")

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

BEDROOM THREE

2.50 x 2.26 (8'2" x 7'4")

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

FAMILY BATHROOM

1.93 x 1.70 (6'3" x 5'6")

PVCu double glazed window to rear elevation, panelled bath with tiled surround, vanity wash hand basin and wc unit with storage cupboard below, central heating radiator and ceiling spotlights.

GARAGE

5.81 x 2.66 (19'0" x 8'8")

FORE GARDEN

tarmacadam driveway, lawn and side borders.

REAR GARDEN

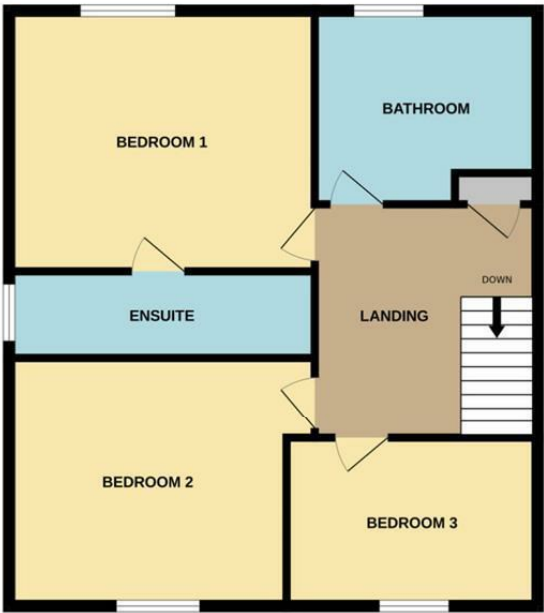
side access, paved patio area, shaped lawn with gravel border, shrubs and timber fencing.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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