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16 Station Road, Aldridge, WS9 0BN
Asking Price £280,000

Chris Foster are delighted to offer for sale this superbly extended and beautifully presented three-bedroom semi-detached home, ideally positioned within a highly sought-after road in Aldridge. Offering bright, airy and stylishly appointed accommodation, the property would make an excellent first-time purchase or family home and is ready to move straight into. The well-planned accommodation briefly comprises: welcoming hallway, comfortable lounge, a lovely modern and stylish fitted dining kitchen providing an ideal space for both everyday living and entertaining, utility room, ground-floor shower room, three bedrooms and a family bathroom. Further benefits include double glazing and central heating (both where specified), generous rear garden and a multi-vehicle driveway providing ample off-road parking. With its combination of stylish interiors, extended living space and desirable Aldridge location, early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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16 Station Road, Aldridge



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen

16 Station Road, Aldridge



Dining Kitchen



G/Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

16 Station Road, Aldridge



Bedroom Three



Bathroom



Patio



Garden



Garden

16 Station Road, Aldridge

Aldridge
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.

Frontage
The property is approached via a gravelled driveway affording multi-vehicle off road parking and leading to door to:-

Hallway
With stairs rising to the first floor, central heating radiator and doors off to:-

Lounge
3.949 max x 3.53 max (12'11" max x 11'6" max)
With central heating radiator, fireplace with feature insert and uPVC double glazed window to the front.

Dining Kitchen
5.86 max x 3.61 min (19'2" max x 11'10" min)
Having an attractive range of modern and stylish fitted wall and base units with complementary work surfaces over, incorporating a four-ring gas hob with extractor hood above, integrated oven, built-in fridge/freezer, dishwasher, microwave, wine cooler and proving drawer. A central island provides additional storage and incorporates a single-drainer sink unit, whilst there is ample space for a dining table and a further useful fitted storage unit. Double uPVC double-glazed French doors open onto the patio, with an additional part-frosted uPVC double-glazed door providing further access to the rear. Door leads off to:-

Utility Room
Having work surface with plumbing for appliance under, door to front and door to:-

Shower Room
Having shower cubicle with built-in shower, low flush w.c, wash hand basin, heated towel rail, part tiled walls and frosted uPVC double glazed window to the front.

First Floor Landing
With loft access and doors off to:-

Bedroom One
3.97 max x 3.67 max (13'0" max x 12'0" max)
With central heating radiator and uPVC double glazed window to the front.

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Bedroom Two
2.53 x 2.13 (8'3" x 6'11")
With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three
2.73 x 1.64 (8'11" x 5'4")
With central heating radiator and uPVC double glazed window to the side.

Bathroom
With suite comprising bath, pedestal wash hand basin, low flush w.c, part tiled walls, tiled floor, heated towel rail and frosted sealed unit double glazed window to the rear.

Rear Garden
Having a paved patio with gate leading to generous lawned garden beyond with tree and shrub borders.

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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All measurements are approximate and for display purposes only



