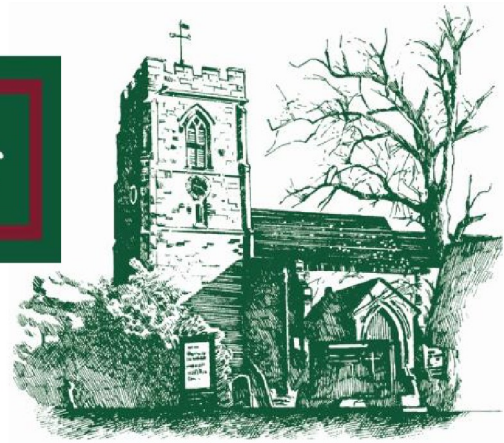


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



89 Leighswood Avenue, Aldridge, WS9 8BA Offers Over £360,000

An extremely spacious well presented extended three storey traditional style Semi Detached family residence situated in this sought after residential location close to Aldridge Village Centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room opening to Conservatory * Fitted Breakfast Kitchen * Four Bedrooms * Modern Bathroom * Storage Garage / Utility * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * Solar Panels *

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

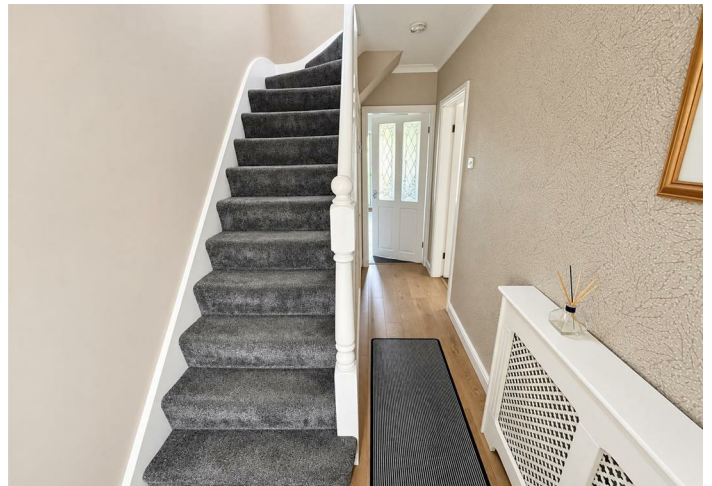
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



89 Leighswood Avenue, Aldridge



Reception Hall



Lounge



Dining Room Opening to Conservatory

89 Leighswood Avenue, Aldridge



Fitted Breakfast Kitchen



Fitted Breakfast Kitchen



Fitted Breakfast Kitchen

89 Leighswood Avenue, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Bedroom Four



89 Leighswood Avenue, Aldridge



Rear Garden



"Rhino" Greenhouse and Useful Shed

Rear Elevation

Raised Decking Area

89 Leighswood Avenue, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious well presented extended three storey traditional style Semi Detached family residence occupying an excellent position backing onto Leighswood school in this highly sought after residential location close to 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. The Aldridge community Centre and The Wellbeing Centre host a variety of classes and social events.

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, which enjoys the benefit of a gas fired central heating system and PVCu double glazing, briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door to front elevation and quarry tiled floor.

RECEPTION HALL

having PVCu double glazed entrance door to front elevation, laminate floor covering, central heating radiator, ceiling coving, ceiling light point and under stair storage cupboard off.

LOUNGE

5.31m x 3.18m (17'5 x 10'5)

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

DINING ROOM OPENING TO CONSERVATORY

6.05m x 3.20m max (19'10 x 10'6 max)

having PVCu double glazed double opening doors to rear elevation, and windows to rear and side elevations, ceiling coving, insulated roof, laminate floor covering, two ceiling light points and central heating radiator.

FITTED BREAKFAST KITCHEN

4.19m x 3.89m (13'9 x 12'9)

having PVCu double glazed double opening doors and window to rear elevation, range of modern fitted cream hi-gloss wall, base units and drawers, working surfaces having tiled surround with inset bowl and half drainer sink having mixer tap over, breakfast bar, built in electric oven, gas hob with extractor canopy over, space and plumbing for dishwasher, space for fridge freezer, central heating radiator and two ceiling light points.

89 Leighswood Avenue, Aldridge

FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point and ceiling coving.

BEDROOM ONE

4.52m x 3.10m (14'10 x 10'2)

having PVCu double glazed bay window to front elevation, range of fitted wardrobes and dressing table, central heating radiator and ceiling spotlights.

BEDROOM TWO

3.15m x 2.36m (10'4 x 7'9)

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

BEDROOM THREE

2.44m x 1.83m (8'0 x 6'0)

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

MODERN BATHROOM

having PVCu double glazed frosted window to rear elevation, 'P' shaped bath with electric shower over and shower screen fitted, vanity wash hand basin having mixer tap over, and WC unit with range of extensive storage cupboards housing wall mounted 'Worcester' central heating boiler, ceiling spotlights, tiled walls and chrome heated towel rail.

STAIRCASE LEADS FROM FIRST FLOOR LANDING TO

BEDROOM FOUR

5.79m x 3.84m (19'0 x 12'7)

having double glazed Velux window to front elevation, additional PVCu double glazed window to rear elevation, central heating radiator and two ceiling light points.

OUTSIDE - SIDE STORAGE GARAGE / UTILITY

4.32m x 2.01m (14'2 x 6'7)

having electric roller door to front, ceiling light point, space and plumbing for washing machine and tumble dryer.

FORE GARDEN

having Tarmac driveway providing extensive off road parking, shrubs and timber fencing.

GOOD SIZE REAR GARDEN

having large timber deck, lawn, side borders, path leading to 16ft x 8ft "Rhino" greenhouse and useful shed, shrubs and timber fencing.

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 Property Misdescriptions Act 1991 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

89 Leighswood Avenue, Aldridge

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.

89 Leighswood Avenue, Aldridge



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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		
	76	83
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		