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26 Branton Hill Lane, Aldridge Guide Price £329,000

An extremely spacious characterful Cottage style Semi Detached residence that has been extended to the rear elevation and offers tremendous potential for further extension (subject to planning approval).

* Highly desirable Location * Canopy Porch * Reception Hall * Lounge * Sitting/Dining Room *
Luxury Fitted Kitchen Extension * Utility * Ground Floor Shower Room * Two Double
Bedrooms * First Floor Bathroom * Storage Garage * Extensive off Road Parking * Large
Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain *

Post code: WS9 0NR

Directions: A-Z Page 43. Ref 4E.



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

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Proprietor: Christopher A Foster



26 Branton Hill Lane, Aldridge



Reception Hall



Lounge



Sitting/Dining Room



Sitting/Dining Room



26 Branton Hill Lane, Aldridge



Luxury Fitted Breakfast Kitchen



Utility



First Floor- Gallery Landing



Bedroom One



Bedroom Two



Bathroom

26 Branton Hill Lane, Aldridge



Rear Garden / Views

26 Branton Hill Lane, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious extended Cottage style Semi Detached residence occupying an excellent position in this highly desirable location and 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 of the following:

CANOPY PORCH

leading to:

RECEPTION HALL

having entrance door, leaded window to front elevation, central heating radiator, ceiling light point, central heating thermostat, ornamental plate shelf, Oak flooring and under stairs storage cupboard off.

LOUNGE

4.47m x 3.86m (14'8 x 12'8)

having PVCu double glazed leaded bay window to front elevation with built in window seat, feature stone fireplace with open hearth, picture rail, ceiling light point and central heating radiator.

SITTING/DINING ROOM

4.19m max x 3.66m (13'9 max x 12'0)

having PVCu double glazed window to rear elevation, feature ornamental cast iron fireplace, ceiling light point and central heating radiator.

MODERN SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, tiled shower enclosure, pedestal wash hand basin, WC, fluorescent strip light and central heating radiator.

LUXURY FITTED BREAKFAST KITCHEN EXTENSION

5.79m x 3.45m (19'0 x 11'4)

having PVCu double glazed stable style door leading to the rear gardens, two PVCu double glazed windows, tiled floor, central heating radiator, ceiling spotlights, range of luxury fitted base units and drawers, working surfaces with tiled surround, "Belfast style" sink, electric range style oven, integrated fridge/freezer and fitted Oak storage unit.

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UTILITY

3.00m x 2.44m (9'10 x 8'0)

having door to rear, roof light window, quarry tiled floor, "Belfast style" sink, working surface, space and plumbing for automatic washing machine below, ceiling light point, electric wall heater and wall mounted "Worcester" central heating boiler.

FIRST FLOOR - GALLERY LANDING

having PVCu double glazed leaded window to front elevation and wall light point.

BEDROOM ONE

3.89m x 3.66m (12'9 x 12'0)

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

BEDROOM TWO

3.99m x 3.68m (13'1 x 12'1)

having PVCu double glazed leaded window to front elevation, range of fitted wardrobes, ceiling light point, central heating radiator and picture rail.

BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath with tiled splash surround, mixer tap with handheld shower attachment, pedestal wash hand basin, WC, ceiling light point and central heating radiator.

OUTSIDE - STORAGE GARAGE

3.23m x 2.44m (10'7 x 8'0)

having double opening doors to front, fluorescent strip light and mezzanine storage area.

DEEP FORE GARDEN

having large driveway providing extensive off road parking, lawn, mature borders and external light.

LONG REAR GARDEN

having paved patio area, lawn, mature trees and shrubs, hedged boundary and open views to the rear.

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.

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