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## 15 Woodfold Croft, Aldridge Guide Price £299,950

An extremely spacious extended Detached Bungalow residence occupying a quiet Cul-De-Sac position in this highly sought after location close to Aldridge Village Centre.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloak Room \* Large 'L' Shaped Lounge \* Separate Dining Room \* Fitted Breakfast Kitchen \* Utility \* Two Double Bedrooms (Originally Three) \* Modern Shower Room \* Side Garage and Off Road Parking \* Good Sized Gardens \* Gas Central Heating System \* PVCu Double Glazed Windows \* No Upward Chain \*

Post code: WS9 8QN

Directions:



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

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Proprietor: Christopher A Foster



# 15 Woodfold Croft, Aldridge



Large 'L' Shaped Lounge



Large 'L' Shaped Lounge



Dining Room



Breakfast Area

# 15 Woodfold Croft, Aldridge



Fitted Breakfast Kitchen



Bedroom One



Bedroom One

# 15 Woodfold Croft, Aldridge



Bedroom Two



Shower Room



Rear Garden



Rear Garden - Rear Elevation

# 15 Woodfold Croft, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely spacious extended Detached Bungalow residence occupying a quiet Cul-De-Sac position 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.

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:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed entrance door and ceiling light point.

## **GUEST CLOAK ROOM**

having WC, ceiling light point and central heating radiator.

## **RECEPTION HALL**

having frosted glass panelled entrance door, central heating radiator, ceiling light point, loft access, ceiling coving and storage cupboard off.

## **'L' SHAPED LOUNGE**

6.17m x 5.99m max (20'3 x 19'8 max )

having double glazed patio doors leading to the rear gardens, PVCu double glazed window to side elevation, feature fireplace with modern electric coal effect fire fitted, three ceiling light points, three central heating radiators, ceiling coving and double opening doors leading to:

## **DINING ROOM**

3.43m x 2.51m (11'3 x 8'3)

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

## **EXTENDED FITTED BREAKFAST/KITCHEN**

### **BREAKFAST AREA**

5.03m x 2.13m (16'6 x 7'0)

having two PVCu double glazed windows to rear elevation, central heating radiator, two fluorescent strip lights, ceiling coving, central heating timer controls, airing cupboard off and being open plan to:

# 15 Woodfold Croft, Aldridge

## **FITTED KITCHEN**

5.05m x 3.76m (16'7 x 12'4)

having PVCu double glazed window to rear elevation, door leading to the rear gardens, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in oven, separate gas hob having extractor canopy over, two central heating radiators, three fluorescent strip lights and plumbing for automatic washing machine.

## **UTILITY**

2.62m x 2.51m (8'7 x 8'3)

having fluorescent strip light and access to the garage.

## **BEDROOM ONE**

6.10m x 2.92m (20'0 x 9'7)

originally being 2 rooms and having two PVCu double glazed windows to front and side elevations, range of fitted wardrobes, two ceiling light points, two central heating radiators and ceiling coving.

## **BEDROOM TWO**

3.18m x 2.77m (10'5 x 9'1)

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

## **MODERN SHOWER ROOM**

having PVCu double glazed frosted window to side elevation, double shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, central heating radiator, two ceiling light points, extractor fan, tiled walls, ceiling coving and airing cupboard off with central heating radiator.

## **OUTSIDE - SIDE GARAGE**

5.49m x 2.62m (18'0 x 8'7 )

having up and over door to front and two fluorescent strip lights.

## **FORE GARDEN**

having lawn, floral displays, external light and Tarmac driveway.

## **GOOD SIZE REAR GARDEN**

having gated side access, paved patio area, shaped lawn and mature trees and shrubs.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

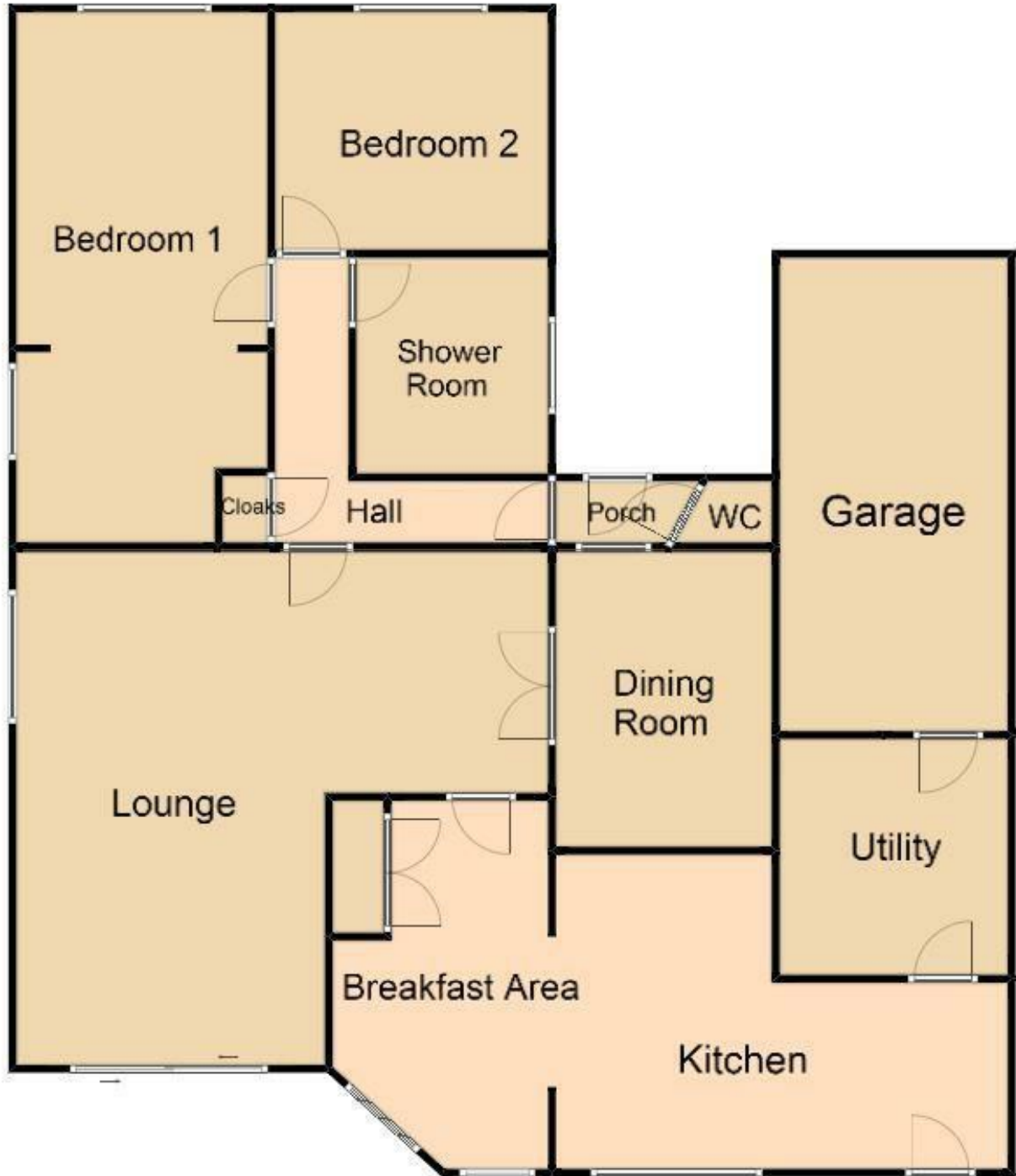
SERVICES All main services are connected together with telephone point subject to the usual regulations.

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 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.

# 15 Woodfold Croft, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	