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## 97 Greenwood Road, Aldridge Guide Price £270,000

A superbly appointed, detached bungalow residence situated in this highly sought after residential location overlooking greenbelt countryside, yet within easy reach of local amenities.

\* Fully Enclosed Porch Entrance \* Lounge \* Dining Room \* Luxury Fitted Kitchen \* Utility/Sun Room Extension \* 2 Bedrooms \* Luxury Bathroom \* Garage & off Road Parking to Rear \* Landscaped Gardens \* Gas Central Heating \* PVCu Double Glazing

Post code: WS9 8XW

Directions: A-Z Page 22 Ref: 5D



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Proprietor: Christopher A Foster





## 97 Greenwood Road, Aldridge



Dining Room



Dining Room



Lounge



Luxury Fitted Kitchen

# 97 Greenwood Road, Aldridge



Luxury Fitted Kitchen



Utility/Sun Room



Bedroom One



Bedroom Two



## 97 Greenwood Road, Aldridge



Luxury Bathroom



Landscaped Rear Garden



Landscaped Rear Garden

# 97 Greenwood Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed, detached bungalow occupying an excellent position overlooking greenbelt countryside in this highly sought after residential location and within easy reach of local amenities at Lazy Hill and further afield 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 is situated at the junction of Barns Lane and Stubbers Green Road. The splendid Druids Heath Golf Club is located off Stonnall Road.

Frequent public transport services provide excellent links to many surrounding 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 ENTRANCE**

PVCu double glazed entrance door and access to:

## **DINING ROOM**

3.96m x 3.00m (13' x 9'10")

PVCu double glazed window to side elevation, laminate floor covering, ceiling light point, central heating radiator and loft access.

## **LOUNGE**

4.45m x 3.35m (14'7" x 11')

PVCu double glazed bow window to rear elevation, feature fireplace, laminate floor covering, ceiling light point, two wall light points and central heating radiator.

## **LUXURY FITTED KITCHEN**

3.35m x 3.00m (11' x 9'10")

PVCu double glazed window to rear elevation, tiled floor, central heating radiator, ceiling light point, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink with mixer tap over, built in electric oven and halogen hob with extractor canopy over, integrated fridge/freezer and PVCu double glazed door leading to:

## **UTILITY/SUN ROOM**

2.90m x 1.83m (9'6" x 6')

PVCu double glazed patio doors leading to the rear gardens, two PVCu double glazed windows, inset ceiling spot lights, central heating radiator and plumbing for automatic washing machine.

## **BEDROOM ONE**

3.35m x 3.05m (11' x 10')

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

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## **BEDROOM TWO**

3.05m x 2.08m (10' x 6'10)

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

## **LUXURY BATHROOM**

PVCu double glazed frosted window to side elevation, 'P' shaped bath with shower over and shower screen fitted, pedestal wash hand basin, wc, inset ceiling spot lights, tiled walls and floors, central heating radiator and Airing Cupboard off housing the combination central heating boiler.

## **DETACHED GARAGE TO REAR**

Single garage with up and over door, access to the rear garden and additional parking space in front.

## **FORE GARDEN**

having lawn and paved path.

## **LANDSCAPED REAR GARDEN**

having gated side and rear access, paved patio area, lawn, raised beds, ornamental pond, timber fencing, security light and cold water tap.

## **GENERAL INFORMATION Sales Freehold**

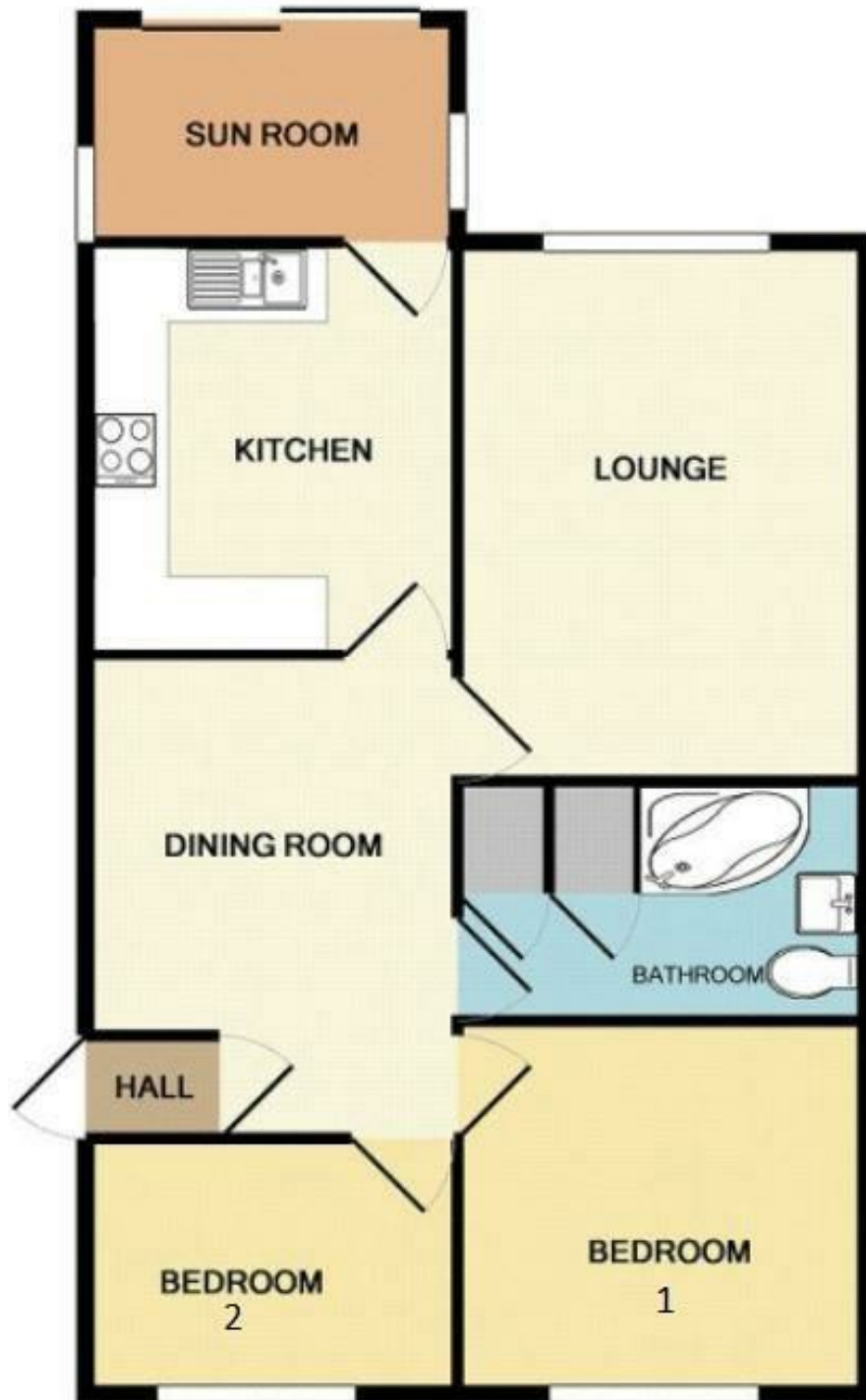
We understand the property is Freehold with vacant possession upon completion.

**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.

# 97 Greenwood Road, Aldridge



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	