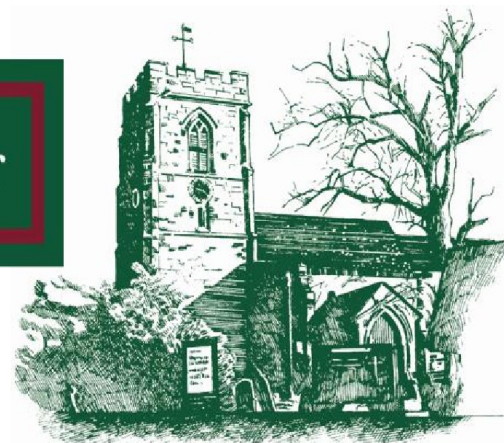


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



26 Wood End Way, Aldridge Offers Over £220,000

An extremely well maintained and presented Link Detached Bungalow occupying a quiet walkway position in this sought after residential location close to local amenities.

* Enclosed Porch * Reception Hall * Lounge * Luxury Fitted Dining Kitchen * Utility Area * Two Bedrooms * Luxury Bathroom * Garage and Parking to Rear * Gas Central Heating System * PVCu Double Glazing *

Post code: WS9 8SF

Directions: A-Z Page 22 Ref: 6D



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: enquiries@chrisfoster.co.uk

Proprietor: Christopher A Foster



26 Wood End Way, Aldridge



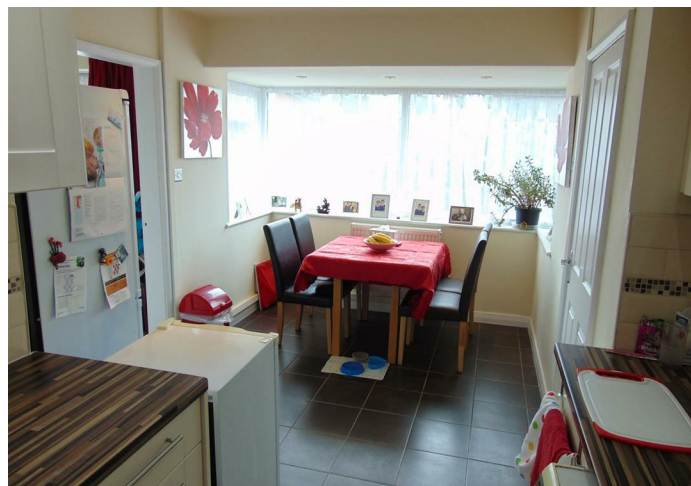
Lounge



Lounge



Fitted Kitchen



Dining Area

26 Wood End Way, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Modern Bathroom

26 Wood End Way, Aldridge



Rear Elevation



Rear Garden



Front Elevation

26 Wood End Way, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well maintained and presented Link Detached Bungalow residence occupying a quiet walkway position in this sought after residential location close to 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 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 fired central heating system and PVCu double glazing briefly comprises of the following:

ENCLOSED PORCH ENTRANCE

having PVCu double glazed entrance door and PVCu double glazed side panel, tiled floor and being open to:

RECEPTION HALL

having tiled floor, ceiling light point and access to the dining kitchen and utility areas.

LOUNGE

5.31m x 3.30m (17'5 x 10'10)

having PVCu double glazed sliding patio doors to the front elevation, contemporary wall mounted electric fire, central heating radiator, ceiling coving and inset ceiling spotlights.

LUXURY FITTED DINING KITCHEN

LUXURY KITCHEN AREA

2.95m x 2.44m (9'8 x 8'0)

having PVCu double glazed window to side elevation, comprehensive range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel sink having mixer tap over and tiled splash backs, integrated oven and gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine, space for additional appliances, ceiling spotlights, tiled floor and being open plan to:

DINING AREA

2.74m x 2.44m (9'0 x 8'0)

having PVCu double glazed bay window to front elevation, central heating radiator, inset ceiling spotlights and tiled floor.

26 Wood End Way, Aldridge

UTILITY AREA

having PVCu double glazed door leading to the rear elevation, three sky lights, power, light and tiled floor.

INNER HALLWAY

having loft access with drop down ladder housing the combination central heating boiler, ceiling light point, central heating timer controls and thermostat and storage cupboard off.

BEDROOM ONE

4.04m x 3.30m (13'3 x 10'10)

having PVCu double glazed double opening French doors leading to the rear gardens, central heating radiator and ceiling light point.

BEDROOM TWO

2.97m x 2.87m (9'9 x 9'5)

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

LUXURY BATHROOM

having frosted window to side elevation, panelled Jacuzzi bath with overhead and hand held shower attachments, pedestal wash hand basin, WC, tiled floor, chrome heated towel rail, inset ceiling spotlights, extractor fan and tiled walls with feature mosaic border.

OUTSIDE - FORE GARDEN

having lawn, paved pathway and variety of shrubs.

REAR GARDEN

having lawn, mature shrubs and plants, paved patio area, timber fencing, two brick built storage sheds and gated access to the:

REAR PARKING AREA

SINGLE GARAGE TO REAR

with up and over door, power and light.

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.

26 Wood End Way, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 86
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 