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## 22 Wood End Way, Aldridge Guide Price £275,000

A superbly appointed and extensively improved and extended, Link detached Bungalow residence occupying a quiet walk-way position in this sought after location close to local amenities.

\* Internal Inspection essential \* Reception Hall \* Beautiful Open Plan Luxury Kitchen/Dining/Living Room \* Opening to Conservatory \* Utility \* Guests Cloakroom \* 2 Double Bedrooms \* Luxury Shower Room \* Garage to Rear \* Gas Central Heating System \* PVCu Double Glazing

Post code: WS9 8SF

Directions: A-Z Page 22 Ref: 6D



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Proprietor: Christopher A Foster



# 22 Wood End Way, Aldridge



Reception Hall



Kitchen Area



Superb Kitchen/Dining/Living Room



Superb Kitchen/Dining/Living Room



# 22 Wood End Way, Aldridge



Lounge Area



Conservatory/Sitting Room



Utility



Guests Cloakroom



Bedroom One



# 22 Wood End Way, Aldridge



Bedroom Two



Luxury Shower Room



Luxury Shower Room



Rear Garden



Rear Garden/Elevation

## 22 Wood End Way, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed Link Detached Bungalow residence that has been extensively improved and extended by the present owners. The property occupies a quiet walk-way position in this sought after residential location 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 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 beautifully presented accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

### **RECEPTION HALL**

having PVCu double glazed entrance door, attractive wood flooring, central heating radiator, inset ceiling spotlights and cloaks cupboard off.

### **SUPERB KITCHEN/DINING/LIVING ROOM**

6.32m x 4.52m (20'9 x 14'10)

PVCu double glazed window to rear elevation, attractive wood flooring, ceiling light point and additional inset ceiling spotlights, two central heating radiators, range of luxury fitted cream high gloss wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink unit having mixer tap over, space for range style oven and fridge/freezer and being open plan to:

### **CONSERVATORY/SITTING AREA**

3.81m x 2.67m (12'6 x 8'9)

PVCu double glazed double opening doors and windows to rear elevation with 'perfect fit' blinds, attractive wood flooring and two central heating radiators.

### **UTILITY**

4.62m x 1.22m (15'2 x 4')

PVCu double glazed door to the rear elevation, fitted cream high gloss wall and base units, working surface with inset stainless steel single drainer sink unit having mixer tap over and tiled splashbacks, space and plumbing for automatic washing machine and dish washer, inset ceiling spotlights, tiled floor and central heating radiator.

### **GUESTS CLOAKROOM**

with wc, vanity wash hand basin, tiled walls and floor, ceiling light point and wall mounted combination central heating boiler in concealed unit.

# 22 Wood End Way, Aldridge

## **INNER HALL**

attractive wood flooring, inset ceiling spotlights, loft access via drop down ladder with part boarding and light.

## **BEDROOM ONE**

4.11m x 3.28m (13'6 x 10'9)

PVCu double glazed bow window to front elevation with 'perfect fit' blinds, central heating radiator, ceiling light point and large walk-in wardrobe.

## **BEDROOM TWO**

3.23m x 2.64m (10'7 x 8'8)

PVCu double glazed window to front elevation with 'perfect fit' blinds, built in wardrobes, central heating radiator and inset ceiling spotlights.

## **LUXURY SHOWER ROOM**

PVCu double glazed frosted window to side elevation, walk-in shower area with overhead and hand held shower attachments, vanity wash hand basin, wc with concealed cistern, inset ceiling spotlights, chrome heated towel rail, tiled walls and floor and fitted high gloss vanity unit.

## **DETACHED GARAGE TO REAR**

5.05m x 2.67m (16'7 x 8'9)

with up and over door and two fluorescent strip lights.

## **FORE GARDEN**

lawn, inset and side displays and paved path.

## **ATTRACTIVE REAR GARDEN**

having gated rear access and being mainly block paved with raised floral bed, external lighting and cold water tap.

## **GENERAL INFORMATION**

We understand the property is currently Leasehold, however the vendors are in the process of purchasing the Freehold interest and will give 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.

# 22 Wood End Way, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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 CO2 emissions</i>			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	