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93 Lazy Hill Road, Aldridge Reduced To £428,000

A particularly spacious and well presented detached residence benefiting from a two storey rear extension to provide excellent sized family accommodation. The property is situated in a highly sought after residential location close to greenbelt countryside and local amenities.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge * Dining Room * Sitting Room/Study * Luxury Breakfast/Kitchen * Ground Floor Bathroom * Utility * 4 Good Sized Bedrooms - Master with En Suite Bathroom * Luxury Shower Room * Recessed Garage * Extensive Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazing * Cavity Wall & Loft Insulation * Intruder Alarm

Post code: WS9 8RS

Directions: A-Z Page23 Ref: 6E



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

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Proprietor: Christopher A Foster



93 Lazy Hill Road, Aldridge



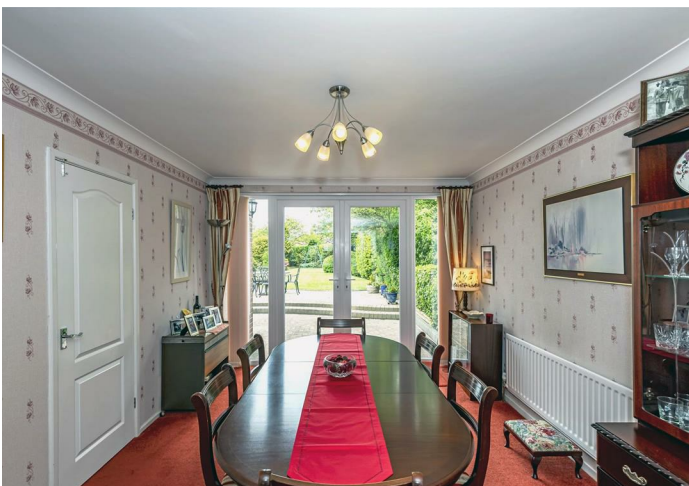
Reception Hall



Ground Floor Bathroom



Impressive lounge



Dining Room



Sitting Room/Study

93 Lazy Hill Road, Aldridge



Luxury Breakfast/Kitchen



Luxury Breakfast/Kitchen



Utility



Utility



First Floor Landing

93 Lazy Hill Road, Aldridge



Master Bedroom



En Suite



Bedroom Two



Bedroom Three



Bedroom Four

93 Lazy Hill Road, Aldridge



Shower Room



Rear Elevation



Rear Elevation



Rear Garden



Rear Garden



Front Elevation

93 Lazy Hill Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, well presented and considerably extended detached family residence, occupying an excellent position in this highly sought after residential location close to greenbelt countryside yet within easy reach of local amenities at Lazy Hill and further afield to Aldridge village centre, Walsall, Lichfield and Sutton Coldfield.

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 primary and secondary 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 excellent accommodation that enjoys the benefit of a gas central heating system, cavity wall insulation, PVCu double glazing and intruder alarm, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation and ceiling light point.

RECEPTION HALL

having entrance door, PVCu double glazed windows to front elevation, central heating radiator, ceiling light point, central heating timer controls, mains smoke alarm and cloaks cupboard off.

GROUND FLOOR BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Mira' shower over and shower screen fitted, pedestal wash hand basin, wc, tiled walls, central heating radiator, ceiling light point, extractor fan and electric shaver socket.

IMPRESSIVE LOUNGE

5.79m x 3.63m (19' x 11'11")

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, ceiling coving and double opening doors leading to:

DINING ROOM

5.18m x 3.20m (17' x 10'6")

PVCu double glazed double opening doors lead to the rear gardens, ceiling light point, central heating radiator and ceiling coving.

SITTING ROOM/STUDY

4.57m x 2.79m (15' x 9'2")

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

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LUXURY FITTED BREAKFAST/KITCHEN

4.24m x 3.51m (13'11 x 11'6)

PVCu double glazed window to side elevation, range of luxury fitted wall, base units and drawers, working surfaces having tiled surrounds and inset stainless steel one and a half bowl single drainer sink with mixer tap over, matching breakfast bar, space for range style oven with stainless steel extractor canopy over, space and plumbing for dishwasher, wash hand basin, central heating radiator, tiled floor, fluorescent strip light and under stairs storage cupboard off.

'L' SHAPED UTILITY

6.48m x 4.11m (max dims) (21'3 x 13'6 (max dims))

PVCu double glazed window to side elevation, PVCu double glazed door leading to the rear gardens, fitted wall and base units, working surface, plumbing for automatic washing machine, space for additional appliances, two ceiling light points and additional fluorescent strip light and tiled floor.

FIRST FLOOR LANDING

two ceiling light points, central heating radiator, mains smoke alarm and loft access.

MASTER BEDROOM

5.18m x 4.01m (17' x 13'2)

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

EN SUITE BATHROOM

2.90m x 1.91m (9'6 x 6'3)

PVCu double glazed frosted window to side elevation, panelled bath, separate shower enclosure with overhead and hand held shower attachments, wc, vanity wash hand basin with storage cupboard below, two additional wall cabinets, tiled walls and floor, heated towel rail, ceiling light point, extractor fan/inset spot light and electric shaver socket.

BEDROOM TWO

5.03m x 3.18m (16'6 x 10'5)

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

BEDROOM THREE

3.81m x 3.66m (12'6 x 12')

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

BEDROOM FOUR

3.56m x 2.54m (11'8 x 8'4)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and Airing Cupboard off housing the 'Worcester' combination central heating boiler.

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, heated towel rail, inset ceiling spot lights, extractor fan and electric shaver socket.

FORE GARDEN

with brick boundary wall, floral displays and shrubs, outside tap, external light, block paved driveway providing extensive off road parking and access to:

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RECESSED GARAGE

5.72m x 2.84m (18'9 x 9'4)

with up and over door, door to rear gardens, light and power.

LANDSCAPED REAR GARDEN

block paved patio, shaped lawn with well stocked borders, trees and shrubs, outside tap, useful shed, brick built workshop with light and power and summer house.

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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