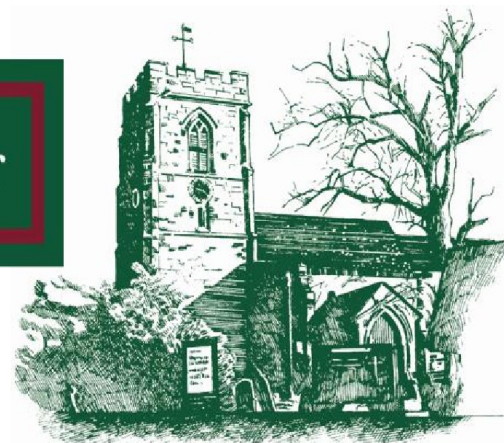


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk) and [chrisfostertv.co.uk](http://chrisfostertv.co.uk)



## 7 Clifton Avenue, Aldridge Guide Price £259,950

An attractive and well maintained Semi Detached Bungalow residence situated in this highly sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Fitted Kitchen \* Two Bedrooms \* Modern Shower Room \* Off Road Parking \* Car Port and Recessed Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \*

Post code: WS9 8LF

Directions: A-Z Page 35 Ref: 1E



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](mailto:enquiries@chrisfoster.co.uk)

Proprietor: Christopher A Foster



## 7 Clifton Avenue, Aldridge



Lounge



Kitchen



Bedroom One



## 7 Clifton Avenue, Aldridge



Bedroom Two



Shower Room



Rear Garden

# 7 Clifton Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this most attractive Semi Detached Bungalow that occupies an excellent position 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 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:

## **FULLY ENCLOSED PORCH**

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

## **RECEPTION HALL**

having PVCu double glazed entrance door, central heating radiator, two ceiling light points, ceiling coving, loft access, meter cupboard and storage cupboard off.

## **LOUNGE**

4.37m x 3.40m (14'4 x 11'2)

having PVCu double glazed window to rear elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point and three wall light points.

## **FITTED KITCHEN**

2.95m x 2.69m (9'8 x 8'10)

having PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, space for appliances, central heating radiator, ceiling light point, central heating timer controls and PVCu double glazed door to side.

## **BEDROOM ONE**

3.56m x 3.02m (11'8 x 9'11)

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

## **BEDROOM TWO**

3.23m x 2.90m (10'7 x 9'6)

having PVCu double glazed window to front elevation, central heating radiator, ceiling light point, ceiling coving, and two built in storage cupboards.

# 7 Clifton Avenue, Aldridge

## **MODERN SHOWER ROOM**

having PVCu double glazed frosted window to side elevation, shower enclosure with electric shower fitted, pedestal wash hand basin, WC, tiled walls, heated towel rail and ceiling light point.

## **OUTSIDE - FORE GARDEN**

having paved parking area, lawn and Tarmacadam driveway providing additional off road parking and access to:

## **CAR PORT**

with double opening doors, cold water tap, wall light point, access to the rear garden and:

## **RECESSED DETACHED SINGLE GARAGE**

with up and over door.

## **REAR GARDEN**

having paved patio area, lawn, side borders and timber fencing.

## **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.

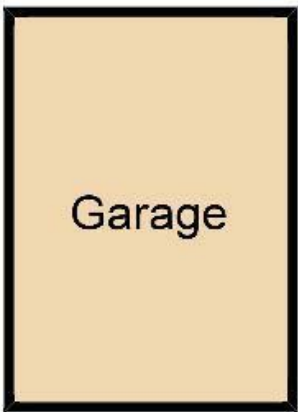
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.


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.

7 Clifton Avenue, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	89
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		89	
(81-91) B			
(69-80) C	65		
(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 