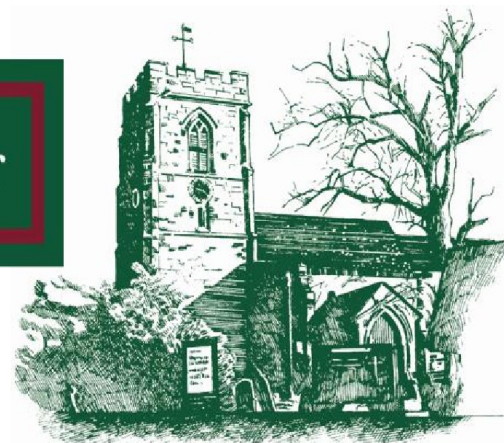


CHRIS FOSTER & Daughter

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21 Beacon Hill, Aldridge Reduced To £289,950

A particularly spacious well presented Semi Detached Bungalow Residence occupying an excellent position in this sought after location and enjoying an open aspect to both front and rear.

* Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms *
Modern Bathroom * Garage and Extensive Off Road Parking * Gas Central Heating System *
PVCu Double Glazing * No Upward Chain *

Post code: WS9 0RH

Directions: A-Z Page 51 Ref: 2E



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



21 Beacon Hill, Aldridge



Spacious Lounge/Dining Room



Spacious Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

21 Beacon Hill, Aldridge



Bedroom One



Bedroom Two



Bathroom

21 Beacon Hill, Aldridge



Front Elevation/Garden



Rear Garden



Open Views To Rear



Rear Elevation

21 Beacon Hill, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this well presented and particularly spacious semi detached bungalow residence, occupying an excellent position in this highly desirable location, within easy reach of local amenities and enjoying an open aspect to the front and farmland to the rear.

The property is located on the Aldridge/Streetly border and both are equally accessible. Aldridge offers fine shopping facilities including a Morrisons supermarket, doctor and dental surgeries, and a good selection of schools, whilst Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Bishop Vesey grammar school in Sutton Coldfield.

Splendid sports and leisure facilities are available at Streetly Sports Centre, Cricket Club and Sutton Coldfield Golf Club together with the extensive parkland of Sutton Park.

The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station. The property is also well placed for public transport links with the 934, 935, 936, 937 and 997 bus routes giving access to Walsall and Birmingham centres, whilst Blake Street and Four Oaks railway stations are a short drive away. Finally, a Marks and Spencer Simply Food store is within easy walking distance.

The accommodation that enjoys the benefit of a gas central heating system and majority PVCu double glazing, briefly comprises the following:

RECEPTION HALL

having PVCu double glazed frosted glass panelled entrance door and full height PVCu double glazed frosted window to front elevation, laminate floor covering, central heating radiator, three ceiling light points, loft access, ceiling coving, central heating thermostat and airing cupboard off housing the "Baxi" combination central heating boiler.

SPACIOUS LOUNGE/DINING ROOM

6.99m x 4.27m (22'11 x 14')

having PVCu double glazed door and window to rear elevation, laminate floor covering, two central heating radiators, two ceiling light points, two wall light points and feature fireplace with modern electric pebble effect fire fitted.

FITTED KITCHEN

3.33m x 3.28m max (10'11 x 10'9 max)

having two PVCu double glazed windows to side elevation, door to side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, inset ceiling spotlights, space for cooker, space for automatic washing machine, and space for additional appliances.

BEDROOM ONE

4.11m x 3.30m (13'6 x 10'10)

having PVCu double glazed window to front elevation, two central heating radiators, laminate floor covering and ceiling light point.

21 Beacon Hill, Aldridge

BEDROOM TWO

3.30m x 3.05m (10'10 x 10'0)

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

MODERN BATHROOM

having PVCu double glazed frosted window to side elevation, panelled bath with electric "Mira" shower over, shower screen fitted, pedestal wash hand basin, WC, tiled walls, ceiling light point and central heating radiator.

OUTSIDE - GARAGE

6.17m max x 2.36m (20'3 max x 7'9)

having double opening doors to front, ceiling light point, central heating radiator and storage cupboard off with light point.

DEEP FORE GARDEN

having lawn, floral border, concrete pathway and drive providing extensive off road parking and gated side access with external light and cold water tap leads to:

REAR GARDEN

having paved patio area, lawn, side borders, trees and shrubs, timber fencing, useful shed and open aspect to the rear.

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.

21 Beacon Hill, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		78
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC