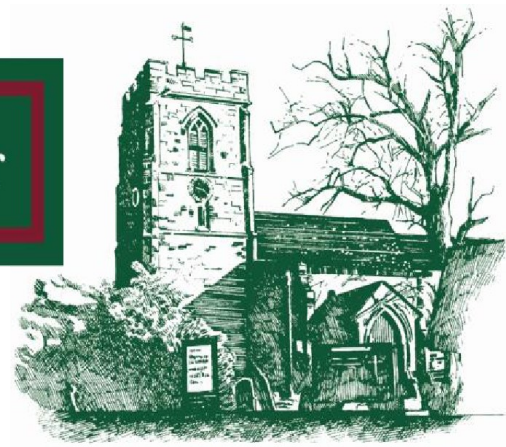


# CHRIS FOSTER & Daughter

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## **32 Branchal Road, Aldridge Guide Price £359,950**

A superbly appointed and extended Detached family residence, that has been refurbished to a particularly high standard throughout situated in a highly sought after location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Impressive Lounge \* Magnificent Luxury Fitted Dining/Kitchen/Orangery \* Utility Room \* Guests Cloakroom \* Three Bedrooms \* Luxury Bathroom \* PVCu Double Glazing \* Gas Central Heating System \* Garage & Extensive Off Road Parking \* Landscaped Gardens \* CCTV \* Viewing Essential

Post code: WS9 8SH

Directions: A - Z Page 23 Ref: 6E



**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**





# 32 Branchal Road, Aldridge



Front Entrance



Reception Hall



Reception Hall/Log Burner



Impressive Lounge



Impressive Lounge



## 32 Branchal Road, Aldridge



Log Burner-Impressive Lounge



Luxury Fitted Dining/Kitchen/Orangery



Luxury Fitted Dining/Kitchen/Orangery



Luxury Fitted Dining/Kitchen/Orangery



Utility



## 32 Branchal Road, Aldridge



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three



## 32 Branchal Road, Aldridge



Luxury Bathroom/Shower



Rear Garden



Rear Garden

## 32 Branchal Road, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed and extended Detached family residence, that has been refurbished to a particularly high standard throughout. The property is situated in a highly sought after 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 and football 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 central heating system and PVCu double glazing, briefly comprises the following:

### **FULLY ENCLOSED PORCH**

with entrance door and side glass panels to front elevation, tiled floor and inset ceiling spot lights.

### **RECEPTION HALL**

composite entrance door, tiled floor, inset ceiling spot lights, cloaks cupboard and feature two-way fireplace with inset log burner.

### **IMPRESSIVE LOUNGE**

6.05m x 4.04m (19'10 x 13'3)

PVCu double glazed window to front elevation with feature fitted shutters, feature two-way fireplace with inset log burner, inset ceiling spot lights, ceiling coving and central heating radiator.

### **LUXURY FITTED DINING/KITCHEN/ORANGERY**

6.88m x 6.05m max dims (22'7 x 19'10 max dims)

being 'L' shaped and having two PVCu double glazed windows to rear elevation, PVCu double glazed double opening doors leading to the rear garden, tiled floor, modern wall hung electric fire, three central heating radiators, inset ceiling spot lights, range of luxury high gloss wall and base units, granite working surfaces with integrated drainer and inset sink with mixer tap over, integrated dishwasher and fridge, space for range style oven with stainless steel extractor canopy over, central island with granite working surface incorporating breakfast bar with matching high gloss drawers below.

### **UTILITY**

1.93m x 1.55m (6'4 x 5'1)

PVCu double glazed window to rear elevation, granite working surface having inset stainless steel sink with mixer tap over, luxury fitted high gloss base units, space and plumbing for automatic washing machine, tiled floor, inset ceiling spot lights and PVCu double glazed door to the side.

# 32 Branchal Road, Aldridge

## GUESTS CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, wash hand basin, tiled floor and inset ceiling spot lights.

## FIRST FLOOR LANDING

PVCu double glazed window to front elevation, additional 'Velux' roof light window and inset ceiling spot lights.

## BEDROOM ONE

4.39m x 4.06m (14'5 x 13'4)

PVCu double glazed window to front elevation with feature fitted shutters, built in wardrobes, central heating radiator, inset ceiling spot lights, three wall light points and wood flooring.

## BEDROOM TWO

4.39m x 3.35m (14'5 x 11')

PVCu double glazed window to rear elevation, built in wardrobes and storage cupboard, wood flooring, central heating radiator, loft access and inset ceiling spot lights.

## BEDROOM THREE

2.82m x 2.44m (9'3 x 8')

PVCu double glazed window to front elevation with feature fitted shutters, built in wardrobe, central heating radiator, inset ceiling spot lights and wood flooring.

## LUXURY BATHROOM

3.20m x 1.96m (10'6 x 6'5)

PVCu double glazed frosted window to rear elevation, additional 'Velux' roof light window, panelled bath with side taps, vanity wash hand basin with storage drawers below, wc, large walk in shower enclosure with overhead and hand held shower attachments, inset ceiling spot lights, extractor fan and tiled walls and floor.

## GARAGE

5.23m x 2.74m (17'2 x 9')

with 'Hormann' insulated electric sectional garage door, fluorescent strip light and PVCu double glazed door to rear garden.

## FORE GARDEN

having tarmacadam frontage with block border providing extensive off road parking, cctv camera and lighting.

## LANDSCAPED REAR GARDEN

having paved patio areas and pathways, lawn, raised floral beds, cold water tap, decorative lighting, cctv camera and timber fencing.

## 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.

## **32 Branchal Road, Aldridge**

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.



# 32 Branchal Road, Aldridge

