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1 Stonnall Gate, Aldridge Reduced To £329,950

An extremely well maintained and presented spacious Detached Bungalow residence situated in this highly sought after Cul-De-Sac location.

* Close To Local Amenities * Fully Enclosed Porch * Reception Hall * 'L' Shaped Lounge/Dining Room * Modern Fitted Breakfast Kitchen * Two Double Bedrooms (Originally Three) * Luxury Refitted Shower Room * Detached Garage * Attractive Gardens * Gas Central Heating System
* PVCu Wood Grain Effect Double Glazing * No Upward Chain *

Post code: WS9 8HU

Directions: A-Z Page 35 Ref: 1E



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

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Proprietor: Christopher A Foster



1 Stonnall Gate, Aldridge



Lounge



Dining Area



Modern Fitted Breakfast Kitchen

1 Stonnall Gate, Aldridge



Bedroom One



Bedroom Two

1 Stonnall Gate, Aldridge



Luxury Refitted Shower Room



Rear Garden

1 Stonnall Gate, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well maintained and presented spacious Detached Bungalow residence occupying an excellent Cul-De-Sac position in this highly sought after residential location within easy reach of local amenities including 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 wood grain effect double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed sliding patio door and access to:

RECEPTION HALL

having PVCu double glazed entrance door, central heating radiator, two ceiling light points, ceiling coving, loft access, storage cupboard off and additional airing cupboard off housing the "Worcester" combination central heating boiler.

'L' SHAPED LOUNGE/DINING ROOM

LOUNGE

4.72m x 3.53m (15'6 x 11'7)

having two PVCu double glazed windows to front elevation, gas fire set on raised tiled hearth, central heating radiator, ceiling light point, ceiling coving and archway leading to:

DINING AREA

2.90m x 2.64m (9'6 x 8'8)

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

MODERN FITTED KITCHEN

4.04m x 2.90m (13'3 x 9'6)

having PVCu double glazed door and window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, space and plumbing for automatic washing machine, two ceiling light points and central heating radiator.

1 Stonnall Gate, Aldridge

BEDROOM ONE

5.28m x 3.58m (17'4 x 11'9)

(originally two rooms) having two PVCu double glazed windows to front elevation, built in wardrobe with sliding mirror doors, two ceiling light points and two central heating radiators.

BEDROOM TWO

3.58m x 2.90m (11'9 x 9'6)

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

LUXURY REFITTED SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, double shower enclosure with overhead and hand held shower attachments, vanity wash hand basin and WC unit with storage cupboard below and concealed cistern, chrome heated towel rail, inset ceiling spotlights and extractor fan.

OUTSIDE - DETACHED SIDE GARAGE

5.36m x 2.69m (17'7 x 8'10)

having electric roller door, PVCu double glazed door to the rear gardens and ceiling light point.

ATTRACTIVE FORE GARDEN

having mature shrubs, Tarmacadam driveway and gated side access leading to:

REAR GARDEN

having paved patio area, external light, cold water tap, lawn and well stocked borders.

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.

1 Stonnall Gate, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 