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63 Greenwood Road, Aldridge Guide Price £285,000

A delightful two bedroomed link detached bungalow residence occupying an excellent position in this sought after residential location and enjoying an open aspect to the front.

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

Post code: WS9 8XA

Directions: A-Z Page 22 Ref: 5D



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

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Proprietor: Christopher A Foster



63 Greenwood Road, Aldridge



Impressive Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



Bedroom One

63 Greenwood Road, Aldridge



Bedroom One



Bedroom Two



Modern Shower Room



Rear Garden



Additional Side Parking

63 Greenwood Road, Aldridge



Front Elevation



Open Aspect to Front

63 Greenwood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this delightful two bedroomed link detached bungalow residence occupying an excellent position in this sought after residential location and enjoying an open aspect to the front. The property occupies a wider than average plot that provides extensive off road parking and potential to store a caravan/motor home, etc. Local amenities are close at hand at Lazy Hill whilst the more comprehensive facilities of Aldridge village centre are approximately 1.5 miles away.

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 central heating system and PVCu double glazing, briefly comprises the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door to front, additional door to the rear, tiled floor and ceiling light point.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, ceiling light point, loft access, ceiling coving and cloaks cupboard off.

IMPRESSIVE LOUNGE/DINING ROOM

6.02m x 4.27m (19'9 x 14')

PVCu double glazed bow window to front elevation, two central heating radiators, two ceiling light points, ceiling coving and gas coal effect fire fitted.

FITTED KITCHEN

3.73m x 2.77m (12'3 x 9'1)

PVCu double glazed door and window to the rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine, space for cooker with extractor canopy over, ceiling light point, ceiling coving and airing cupboard off housing the 'Glow Worm' central heating boiler.

BEDROOM ONE

4.60m x 3.05m (15'1 x 10')

PVCu double glazed window to the rear elevation, central heating radiator, two ceiling light points, ceiling coving and large walk-in wardrobes.

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BEDROOM TWO

3.00m x 2.59m (9'10 x 8'6)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure with glazed screen, wc, pedestal wash hand basin, tiled walls and floor, central heating radiator, ceiling coving and ceiling light point.

OUTSIDE

GARAGE

4.78m x 2.57m (15'8 x 8'5)

with up and over door.

WIDE FORE GARDEN

with paved driveway leading to the garage, additional pebbled area and second paved driveway providing additional parking and double opening gates leading to further recessed parking area ideal for storage of caravan/motor home etc.

REAR GARDEN

having paved patio area, lawn with side borders, security light, timber fencing and useful shed.

GENERAL INFORMATION

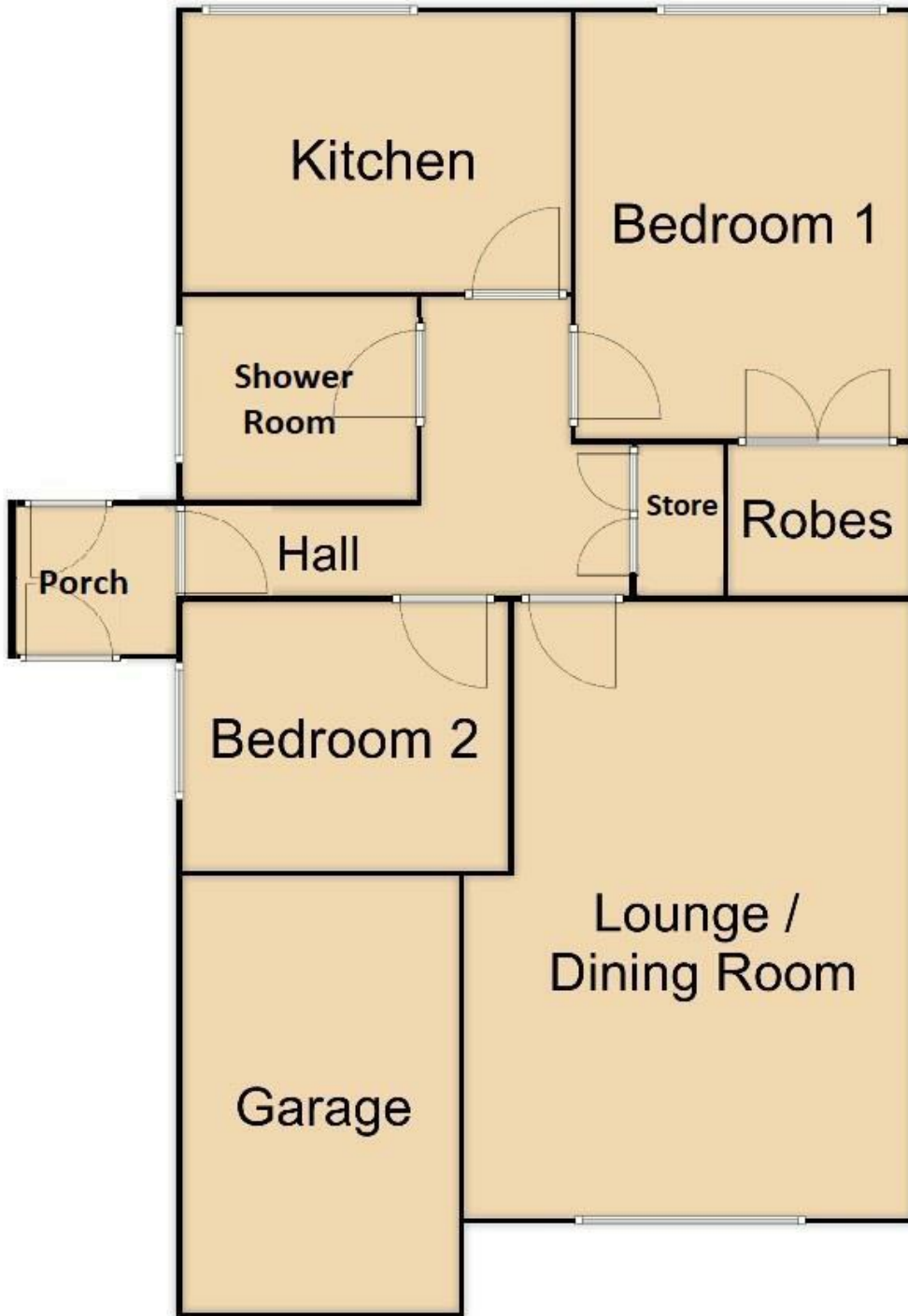
We understand the property is Freehold with vacant possession upon completion.

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.

63 Greenwood Road, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		