

CHRIS FOSTER & Daughter

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9 Herbert Road, Aldridge, WS9 8JR Guide Price £250,000

A spacious traditional mid Town House residence conveniently situated in this popular location within easy reach of local amenities.

* Enclosed Porch Entrance * Open Plan Dining/Kitchen * Lounge * Conservatory * Utility * Guest Cloakroom * 3 Bedrooms * Bathroom * Off Road Parking * Good Sized Rear Garden * Gas Central Heating * Majority PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



9 Herbert Road, Aldridge



Open Plan Dining/Kitchen



Open Plan Dining/Kitchen



Lounge

9 Herbert Road, Aldridge



Conservatory



Utility



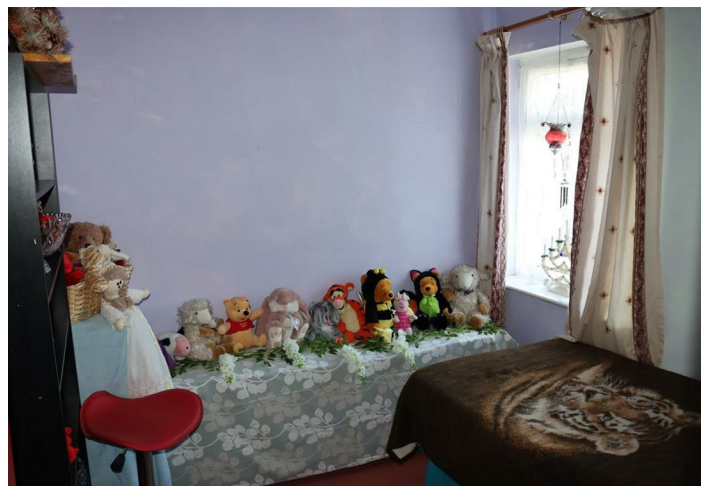
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

9 Herbert Road, Aldridge



Bathroom



Rear Garden

9 Herbert Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious traditional mid Town House residence that is conveniently situated in this popular 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 central heating system and majority PVCu double glazing briefly comprises the following:

ENCLOSED PORCH ENTRANCE

PVCu door and windows to front, laminate floor covering and wall light point.

OPEN PLAN DINING/KITCHEN

6.35m x 4.42m max dims (20'10 x 14'6 max dims)

PVCu double glazed bay window to front and PVCu double glazed window to rear, laminate floor covering, three ceiling light points, radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for cooker and understairs storage cupboard off.

LOUNGE

3.73m x 3.58m (12'3 x 11'9)

feature fireplace, radiator, ceiling light point and sliding patio door leading to:

CONSERVATORY

3.15m x 2.31m (10'4 x 7'7)

PVCu double glazed door and windows to rear, tiled floor and ceiling light point.

UTILITY

3.05m x 3.00m (10' x 9'10)

door to rear, PVCu double glazed window to side, working surface with base unit and space for washing machine below, space for fridge/freezer, tiled floor, ceiling light point and additional area off with PVCu double glazed window to rear, fitted wall and base units, working surface and ceiling light point.

GUEST CLOAKROOMN

PVCu window to side, wc, pedestal wash hand basin, tiled floor and ceiling light point.

9 Herbert Road, Aldridge

FIRST FLOOR LANDING

PVCu double glazed window to front, wall mounted 'Ideal' central heating boiler, two ceiling light points and loft access.

BEDROOM ONE

4.11m x 3.00m (13'6 x 9'10)

PVCu double glazed window to front, radiator and ceiling light point.

BEDROOM TWO

4.62m x 2.69m (15'2 x 8'10)

PVCu double glazed window to front, radiator, ceiling light point, tiled fireplace and storage cupboard off.

BEDROOM THREE

2.59m x 2.51m (8'6 x 8'3)

PVCu double glazed window to rear, radiator and ceiling light point.

BATHROOM

PVCu double glazed window to rear, panelled bath with tiled splash surround, separate tiled shower enclosure, vanity wash hand basin with storage cupboard below, wc, chrome heated towel rail and ceiling light point.

OUTSIDE

ENCLOSED SIDE ENTRY

with door to front, light point and access to the utility.

FORE GARDEN

paved driveway providing off road parking, additional gravelled area and shrubs.

GOOD SIZED REAR GARDEN

paved patio area and path, lawn and shrubs.

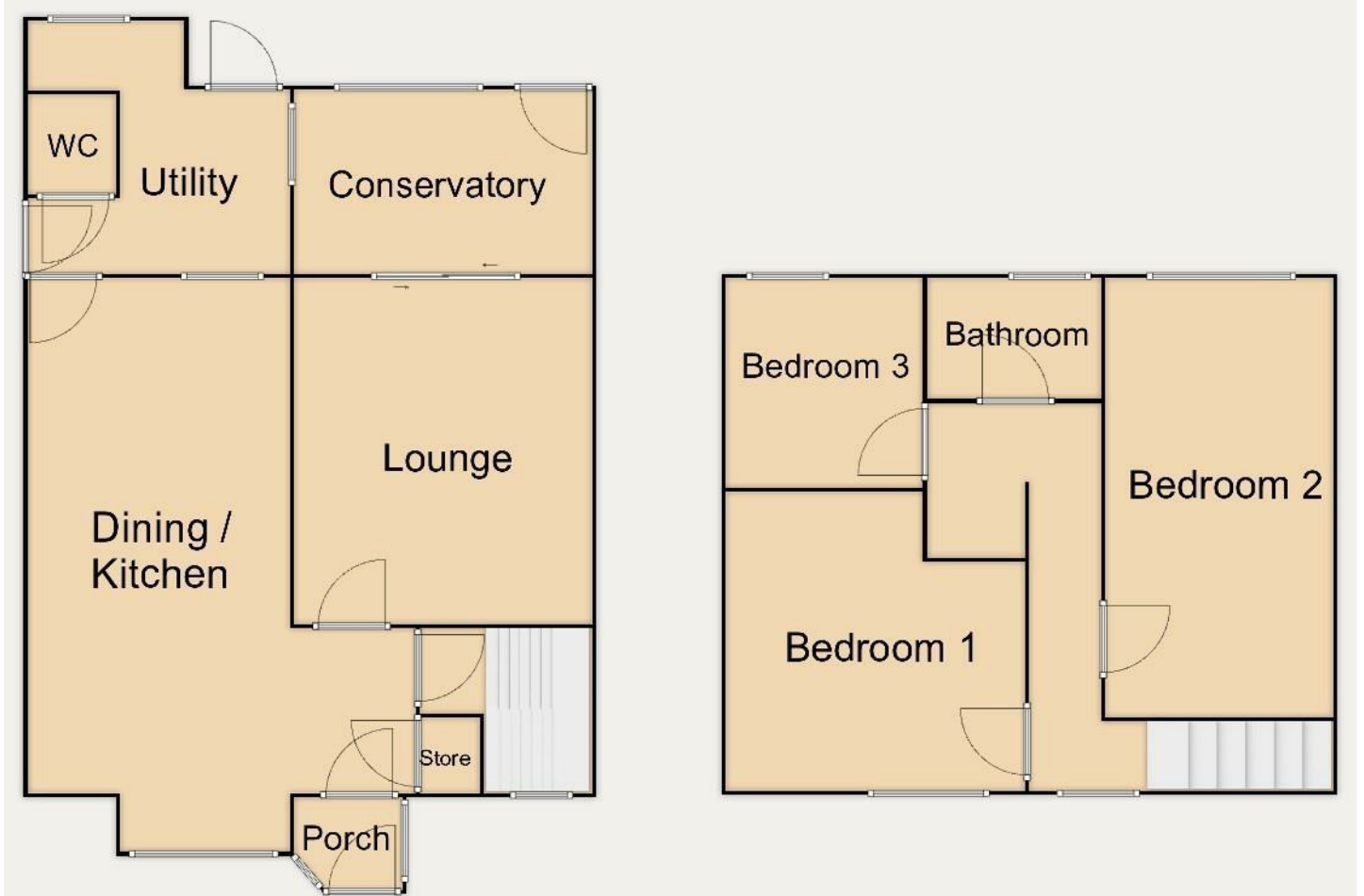
GENERAL INFORMATION

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 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.

9 Herbert Road, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(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		