

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 29 Dumblederry Lane, Aldridge, WS9 0DH Guide Price £230,000

A spacious 3 bedroom end town house residence in need of general modernisation, that offers tremendous scope and potential for rear/side extension (subject to planning approval). The property is conveniently situated in a popular location within easy reach of local amenities.

\* Reception Hall \* Through Lounge/Dining Room \* Kitchen \* 3 bedrooms \* Modern Shower Room \* Off Road Parking \* Detached Garage To Rear \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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



# 29 Dumblederry Lane, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen

# 29 Dumblederry Lane, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Modern Shower Room

# 29 Dumblederry Lane, Aldridge



Rear Garden And Garage



Rear Elevation

# 29 Dumblederry Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious 3 bedroom end town house residence that is conveniently situated in a 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 PVCu double glazing, briefly comprises the following:

## **RECEPTION HALL**

entrance door, laminate floor covering, radiator, ceiling light point and under stairs storage cupboard off.

## **THROUGH LOUNGE/DINING ROOM**

7.16m x 3.84m (23'6 x 12'7)

PVCu double glazed windows to front and rear elevations, feature fireplace with electric fire fitted, two radiators, two ceiling light points and two wall light points.

## **KITCHEN**

3.71m x 2.72m (12'2 x 8'11)

PVCu double glazed door and window to rear, fitted wall and base units, working surfaces with inset stainless steel single drainer sink, space for appliances, fluorescent strip light and wall mounted 'Vaillant' central heating boiler.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side, ceiling light point and loft access.

## **BEDROOM ONE**

3.96m x 3.28m min (13' x 10'9 min)

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

## **BEDROOM TWO**

3.25m x 3.10m (10'8 x 10'2)

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

## **BEDROOM THREE**

3.02m x 2.36m (9'11 x 7'9)

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

# 29 Dumblederry Lane, Aldridge

## **MODERN SHOWER ROOM**

2.36m x 1.78m (7'9 x 5'10)

two PVCu double glazed windows to rear, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit with integrated storage cupboards, ceiling light point and radiator.

## **OUTSIDE**

### **FORE GARDEN**

tarmacadam frontage providing ample off road parking, outside light, fenced boundary and gated side access leading to additional paved area and access to:

### **REAR GARDEN**

paved patio, lawn side borders trees and shrubs, outside tap, fenced and walled boundary and useful shed.

### **DETACHED GARAGE**

4.90m x 2.44m (16'1 x 8')

up and over door, light and power.

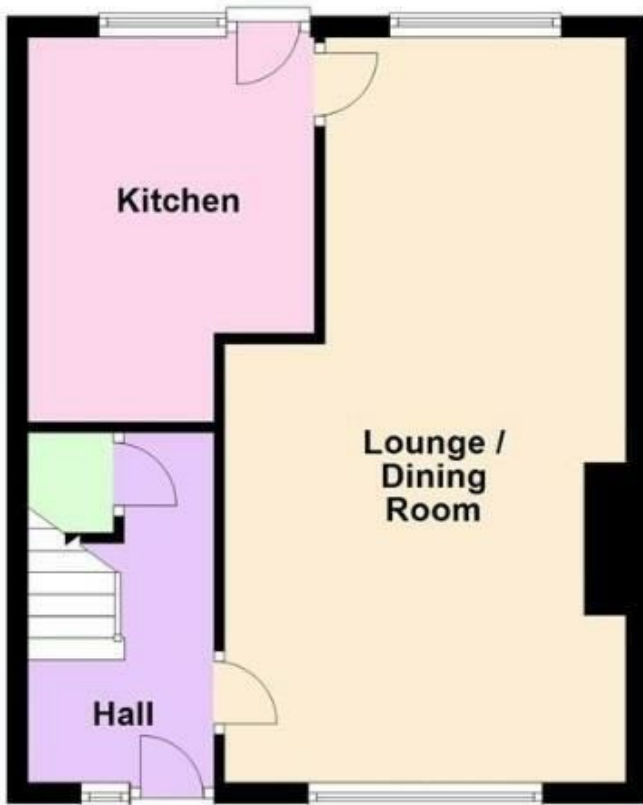
## **GENERAL INFORMATION**

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.

# 29 Dumblederry Lane, Aldridge



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

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