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1 Windsor Way, Aldridge, WS4 1QY
Guide Price £220,000

A well planned three bedroom semi detached residence occupying a sweeping corner position in this popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Fitted Breakfast/Kitchen * Utility * Three Bedrooms * Shower Room * Detached Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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1 Windsor Way, Aldridge





Lounge/Dining Room





Breakfast/Kitchen



Utility



Bedroom One

1 Windsor Way, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

1 Windsor Way, Aldridge

An internal inspection is highly recommended to fully appreciate the full potential offered by this well planned three bedroom semi detached residence that occupies a sweeping corner position in this popular residential location and within easy reach of local amenities.

Schools for children of all ages are readily available including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High School for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The well supported Rushall cricket and football clubs offer splendid sports facilities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH
PVCu double glazed entrance door and windows to front elevation, ceiling light point and laminate floor covering.

RECEPTION HALL
having frosted glass panelled entrance door, central heating radiator, ceiling light point and laminate floor covering.

LOUNGE/DINING ROOM
5.61m x 3.51m (18'5 x 11'6)
PVCu double glazed bow window to front elevation, additional PVCu double glazed window to side, gas fire fitted, central heating radiator and two ceiling light points.

FITTED BREAKFAST/KITCHEN
3.91m x 2.82m (12'10 x 9'3)
PVCu double glazed window to side elevation, central heating radiator, laminate floor covering, fluorescent strip light, additional wall light points, range of fitted wall, base units and drawers, working surfaces with stainless steel single drainer sink having mixer tap over, space for appliances and understairs storage cupboard off.

UTILITY
2.57m x 1.52m (8'5 x 5'0)
PVCu double glazed door and window to side elevation, fitted wall and base units, working surface with inset circular sink having mixer tap over, space and plumbing for washing machine, wall mounted "Ideal" central heating boiler and fluorescent strip light.

FIRST FLOOR LANDING
ceiling light point, loft access and airing cupboard off.

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BEDROOM ONE
3.53m x 3.40m (11'7 x 11'2)
PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator, ceiling light point and laminate floor covering.

BEDROOM TWO
3.81m x 3.45m (12'6 x 11'4)
PVCu double glazed window to side elevation, built in storage cupboard, central heating radiator and ceiling light point.

BEDROOM THREE
3.66m max x 2.13m (12'0 max x 7'0)
PVCu double glazed window to side elevation, central heating radiator and ceiling light point.

SHOWER ROOM
two PVCu double glazed frosted windows to side elevation, double shower enclosure with electric "Mira" shower over, pedestal wash hand basin, WC, aqua panelled walls, central heating radiator and ceiling light point.

OUTSIDE

DETACHED GARAGE TO SIDE

FORE/SIDE GARDENS
block paved driveway providing off road parking and access to the garage, lawn, side borders trees and shrubs and outside lighting and gated side access leading to:

REAR GARDEN
paved patio area, useful shed 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.

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