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87 Lazy Hill Road, Aldridge, WS9 8RS
Guide Price £550,000

A particularly spacious, well presented traditional style detached family residence occupying an excellent position in this highly sought after location within easy reach of local amenities.

* Recessed Porch * Reception Hall * Lounge * Open Plan Dining/Family Room * Study/Sitting Room * Modern Fitted Kitchen * Enclosed Side Entry * Ground Floor WC * 4 Bedrooms * Family Bathroom * Separate Shower Room * Garage and Off Road Parking * Landscaped Rear Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall

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Company Number: 11253248

87 Lazy Hill Road, Aldridge





Lounge



Lounge



Dining/Family Room





Dining/Family Room

87 Lazy Hill Road, Aldridge



Dining/Family Room



Study/Sitting Room



Study/Sitting Room



Modern Fitted Kitchen



Modern Fitted Kitchen



Bedroom One

87 Lazy Hill Road, Aldridge



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Separate Shower Room

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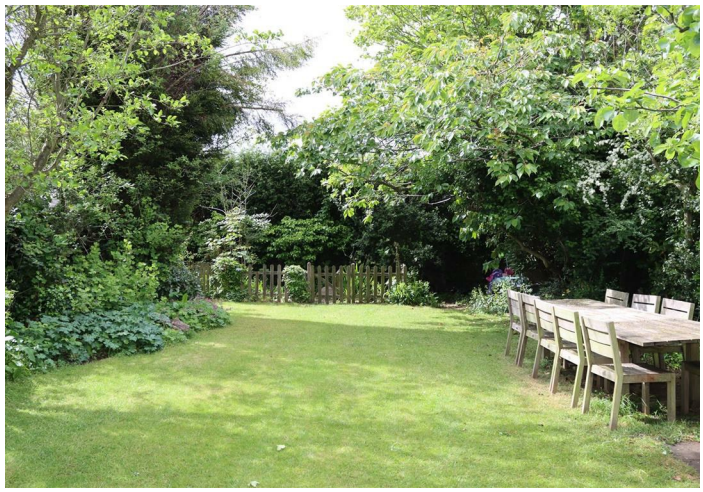

Landscaped Rear Garden



Rear Patio



Rear Elevation



Rear Elevation

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An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented traditional style detached family residence that occupies an excellent position in this highly sought after location within easy reach of local amenities at Lazy Hill and further afield at 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:

RECESSED PORCH
leading to:

RECEPTION HALL
composite entrance door and two PVCu double glazed windows to front, radiator, ceiling light point and under stairs storage cupboard off.

LOUNGE
5.66m x 3.66m (18'7 x 12')
PVCu double glazed bay window to front, feature fireplace with gas coal effect fire fitted, ceiling light point and double opening connecting doors leading to:

DINING/FAMILY ROOM
5.26m x 5.00m max (17'3 x 16'5 max)
PVCu double glazed double opening doors and windows to rear, three radiators, ceiling light point and four wall light points.

STUDY/SITTING ROOM
5.11m x 2.79m (16'9 x 9'2)
PVCu double glazed door and window to rear, two ceiling light points and radiator.

MODERN FITTED KITCHEN
3.58m x 2.21m (11'9 x 7'3)
PVCu double glazed window to side, range of modern high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in 'belling' gas double oven, separate gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and dish washer and door leads to:

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ENCLOSED SIDE ENTRY
doors to front and rear, tiled floor, two wall lights, cold water tap and wall mounted 'Worcester' central heating boiler.

GROUND FLOOR WC
wc, wash hand basin, tiled floor and wall light.

FIRST FLOOR LANDING
PVCu double glazed window to side, two ceiling light points, loft access and large storage cupboard off.

BEDROOM ONE
4.27m x 3.66m (14' x 12')
PVCu double glazed bay window to front, radiator and ceiling light point.

BEDROOM TWO
3.40m x 2.57m (11'2 x 8'5)
PVCu double glazed window to front, built in range of wardrobes, radiator and ceiling light point.

BEDROOM THREE
2.74m x 2.67m (9' x 8'9)
PVCu double glazed window to rear, range of built in wardrobes, radiator and ceiling light point.

BEDROOM FOUR
2.01m x 1.93m (6'7 x 6'4)
PVCu double glazed window to front, built in wardrobe, radiator, ceiling light point and loft access.

FAMILY BATHROOM
2.62m x 2.21m (8'7 x 7'3)
PVCu double glazed windows to rear and side, panelled bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin, wc, tiled walls, radiator, ceiling spotlights and extractor fan.

SEPARATE SHOWER ROOM
2.49m x 1.60m (8'2 x 5'3)
PVCu double glazed window to rear, shower enclosure with electric shower fitted, vanity wash hand basin, tiled walls, radiator, ceiling spotlights and extractor fan.

GARAGE
5.00m x 2.59m (16'5 x 8'6)
double opening doors to front, fluorescent strip light and door gives access to the study/sitting room.

OUTSIDE

FORE GARDEN
having block paved frontage providing ample off road parking and shrubs.

GOOD SIZED REAR GARDEN
paves patio area and path, shaped lawn with mature, well stocked borders, trees and shrubs and security light.

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

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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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