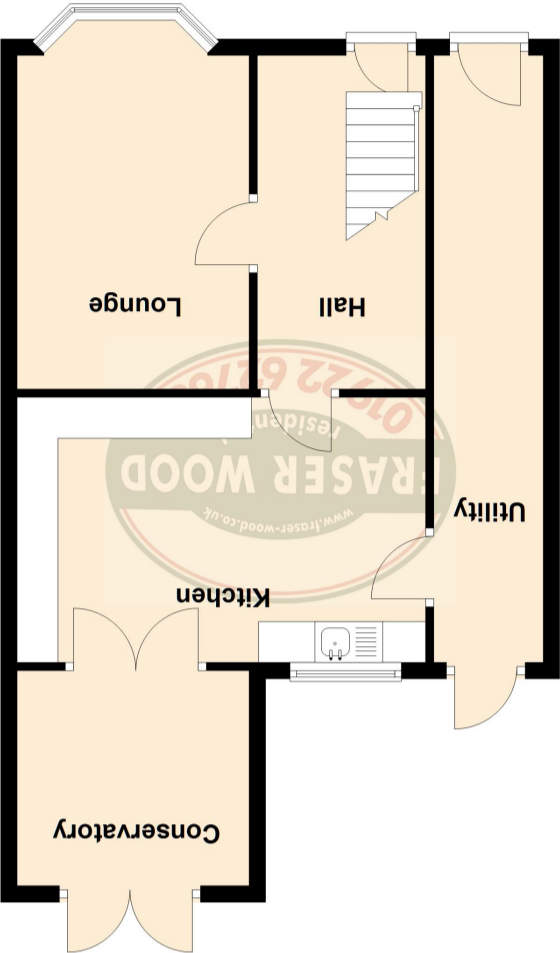


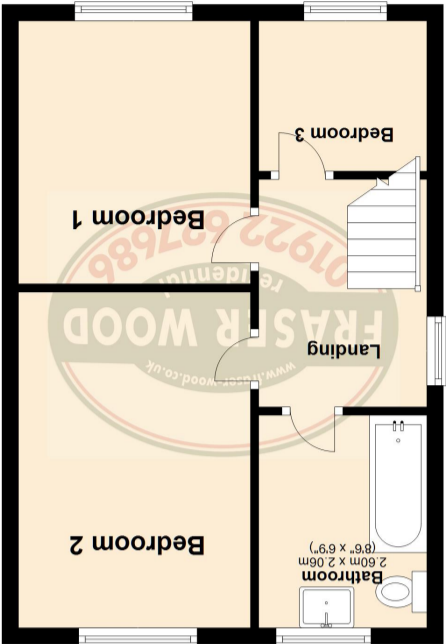


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view the property.

Total area: approx. 92.7 sq. metres (997.6 sq. feet)



Ground Floor
Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.4 sq. feet)

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



65 Westbrook Avenue, Aldridge, WS9 0BZ

OFFERS REGION £288,000



65 WESTBROOK AVENUE, ALDRIDGE

This well-presented three bedroomed semi-detached house is conveniently situated in this popular residential area, being well served by a variety of local shops within Aldridge village centre, excellent public transport services to neighbouring areas and main roads providing access to the local motorway network. Schools for children of all ages are available nearby including Cooper and Jordan Primary School, St Mary of the Angels Roman Catholic School, Whetstone Fields, Leighswood Primary School, with secondary schooling at Aldridge Comprehensive School and St Francis of Assisi Roman Catholic School.

Early viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises the following: - (all measurements approximate)

STORM PORCH

having tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, wooden flooring and stairs off to first floor.

LOUNGE

4.06m into bay x 3.19m (13' 4" x 10' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices, feature gas fire and double doors to open plan kitchen diner.

OPEN PLAN KITCHEN DINER

8.49m x 3.50m (27' 10" x 11' 6") comprising:

DINING AREA

having UPVC double glazed door to conservatory, ceiling light point, central heating radiator, wooden flooring and coved cornices.

KITCHEN AREA

having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, gas cooker point with extractor hood over, integrated dishwasher, under stairs storage cupboard, pin spot lighting, wooden flooring, UPVC double glazed window to rear and door to side passageway.

CONSERVATORY

2.84m x 2.39m (9' 4" x 7' 10") having UPVC double glazed windows, wall light point, central heating radiator, tiled floor and UPVC door to rear garden.

SIDE PASSAGEWAY

7.33m x 1.23m (24' 1" x 4' 0") having UPVC door to front, two strip lights, central heating boiler, plumbing for automatic washing machine and with UPVC door to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and access hatch to loft.

BEDROOM NO 1

3.54m x 3.11m (11' 7" x 10' 2") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 2

3.89m x 2.79m (12' 9" x 9' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 3

2.43m x 1.90m (8' 0" x 6' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin in vanity unit, low flush w.c., part tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles.

GOOD SIZED, ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed and brick-built outbuilding.

AGENTS' NOTE

To comply with The Estate Agents Act 1979, we are required to inform all interested parties that an employee of Fraser Wood (Midlands) Limited is a related to one of the owners of the property.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/15/12/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.