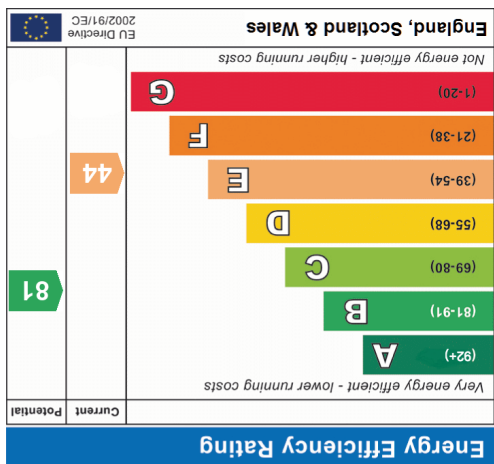


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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





133 BOSTY LANE, ALDRIDGE

This traditional three bedroomed semi-detached house occupies a pleasant position in this popular and sought after residential area of Aldridge being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door and UPVC double glazed windows and ceiling light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs storage space and stairs off to first floor.

THROUGH LOUNGE

7.00m x 3.35m (23' 0" x 11' 0") having UPVC double glazed window to front, two ceiling light points, central heating radiator, feature fireplace surround with fitted gas fire and UPVC double glazed patio door to rear garden.

FITTED KITCHEN

4.10m x 3.19m (13' 5" x 10' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, built-in store cupboard, UPVC double glazed square bay window to rear and door to lobby.

LOBBY

having door to side and ceiling light point.



FIRST FLOOR LANDING

having ceiling light point, airing cupboard and large built-in store cupboard.

BEDROOM NO 1

3.93m excluding bay x 3.30m (12' 11" x 10' 10") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and range of built-in wardrobes and cupboards.

BEDROOM NO 2

3.37m x 2.73m (11' 1" x 8' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

4.30m x 2.27m (14' 1" x 7' 5") having UPVC double glazed windows to front and side, ceiling light point and central heating radiator.

BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., ceiling light point and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, mature lawn, variety of trees and shrubs.



GARAGE

4.86m x 2.26m (15' 11" x 7' 5") having double doors to front, power and lighting and window to side.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, variety of trees and shrubs and side access gate.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/02/24

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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.

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