

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



37 Homebell House, Northgate, Aldridge, WS9 8QB Guide Price £95,000

A well maintained and presented two bedroom first floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre benefiting from Communal facilities and House Manager.

* Reception Hall * Lounge * Fitted Kitchen * Two Bedrooms * Modern Shower Room * Electric Heating * PVCu Double Glazing * Communal Gardens & Parking * Intercom/Alarm System * Residents Lounge And Laundry * Stair And Lift Access * No Upward Chain

Council Tax Band C
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



37 Homebell House Northgate, Aldridge



Lounge



Fitted Kitchen



Bedroom One



Bedroom One

37 Homebell House Northgate, Aldridge



Bedroom Two



Modern Shower Room



Residents Lounge



Residents Lounge

37 Homebell House Northgate, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented two bedroom first floor Retirement Apartment situated in this sought after development close to Aldridge Village Centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village whilst 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 electric heating and PVCu double glazing, briefly comprises the following:

COMMUNAL ENTRANCE

with stair and lift access to the first floor.

RECEPTION HALL

having entrance door, electric storage heater, ceiling light point, laminate floor covering, security intercom to main entrance, airing cupboard, cloaks cupboard and storage cupboard off.

LOUNGE

4.29m x 3.43m (14'1 x 11'3)

having PVCu double glazed window to rear elevation, feature fireplace with modern electric fire fitted, two wall light points and alarm pull cord.

FITTED KITCHEN

2.29m x 2.06m (7'6 x 6'9)

range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for fridge/freezer, tiled floor and fluorescent strip light.

BEDROOM ONE

4.29m x 2.74m (14'1 x 9')

having PVCu double glazed window to rear elevation, electric storage heater, wall light point, built in wardrobe and alarm pull cord.

BEDROOM TWO

4.29m x 2.44m (14'1 x 8')

having PVCu double glazed window to rear elevation, electric storage heater, wall light point, built in wardrobe and alarm pull cord.

MODERN SHOWER ROOM

having shower enclosure with electric shower fitted, pedestal wash hand basin, wc, tiled walls, wall light point, electric wall mounted heater and alarm pull cord.

RESIDENTS LOUNGE

37 Homebell House Northgate, Aldridge

RESIDENTS LAUNDRY ROOM

RESIDENTS GUEST SUITE

available for the use of residents family and friends subject to booking requirements.

COMMUNAL GROUNDS AND PARKING

GENERAL INFORMATION

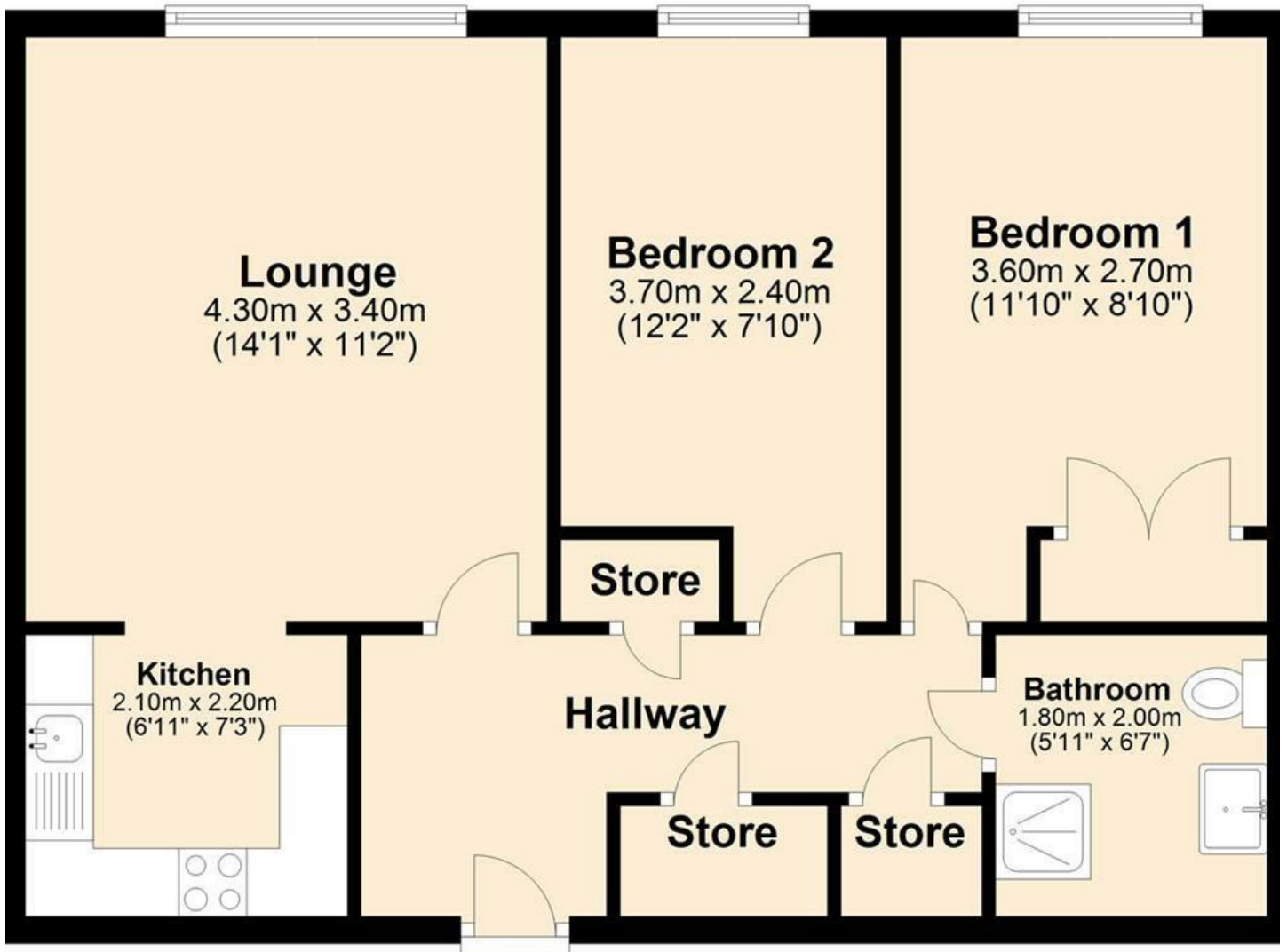
TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988. Ground Rent £279.18 1/2 year Service Charge £2,002.85 1/2 Year including water rates

SERVICES All main services are connected with the exception of gas 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.

37 Homebell House Northgate, Aldridge

Approx. 56.1 sq. metres (603.8 sq. feet)



Total area: approx. 56.1 sq. metres (603.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	78

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