

CHRIS FOSTER & Daughter

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23 Leighswood Court, Leighswood Road, Aldridge, WS9 8UT Guide Price £115,000

A well presented second floor purpose built flat situated in a popular central village location close to amenities.

* Reception Hall * Lounge/Dining Room * Modern Fitted Kitchen * Two Bedrooms * Modern Bathroom * Garage *

Communal Grounds and Parking * Gas Central Heating System * PVCu Double Glazing * Short Lease - Cash Buyers Only *

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



23 Leighswood Court Leighswood Road, Aldridge



Lounge



Modern Fitted Kitchen



Bedroom One



Bedroom Two



Bathroom

23 Leighswood Court Leighswood Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented purpose built second floor flat, that enjoys a central village location close to local amenities.

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 of the following:

RECEPTION HALL

with entrance door, ceiling light point, access to boarded loft, security intercom to main entrance, storage cupboard and cloaks cupboard off.

LOUNGE/DINING ROOM

3.86m x 3.25m (12'8 x 10'8)

having PVCu double glazed window, central heating radiator and two ceiling light points.

MODERN FITTED KITCHEN

3.23m x 1.91m (10'7 x 6'3)

having PVCu double glazed window, range of modern high gloss, wall base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker and fridge/freezer, space and plumbing for automatic washing machine and wall mounted combination central heating boiler.

BEDROOM ONE

3.96m x 2.97m (13'0 x 9'9)

having PVCu double glazed window, central heating radiator and ceiling light point.

BEDROOM TWO

2.90m x 2.03m (9'6 x 6'8)

having PVCu double glazed window, central heating radiator, fitted single wardrobe and ceiling light point.

MODERN BATHROOM

having PVCu double glazed frosted window, panelled bath with electric "Triton" shower over, WC, pedestal wash hand basin, tiled walls and floor, chrome heated towel rail and ceiling light point.

OUTSIDE

SINGLE GARAGE SITUATED IN NEARBY BLOCK

23 Leighswood Court Leighswood Road, Aldridge

COMMUNAL GROUNDS AND ADDITIONAL PARKING AREA

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 99 years from 25th December 1981, current ground rent £20pa. Service charge is approximately £1000pa.

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 Property Misdescriptions Act 1991 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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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		75	77
	EU Directive 2002/91/EC		

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		78	79
	EU Directive 2002/91/EC		