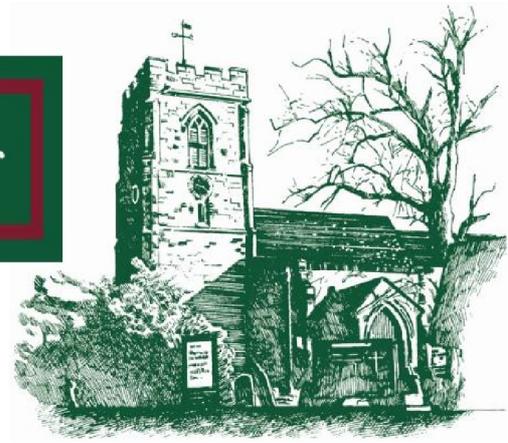


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 84 Westfield Drive, Aldridge, WS9 8ZA Guide Price £224,950

A Particularly spacious well maintained and presented ground floor apartment situated in this highly sought after location close to Aldridge Village Centre.

\* Reception Hall \* Impressive Lounge/Dining Room \* Modern Fitted Kitchen \* Two Bedrooms  
- Master With Re-Fitted En Suite Shower Room \* Bathroom \* Allocated Car Parking Space \*  
Gas Central Heating System \* PVCu Double Glazing \* Security Intercom to Main Entrance \* No  
Upward Chain

Council Tax Band C  
Local Authority - Walsall



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

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



# 84 Westfield Drive, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Bedroom One

# 84 Westfield Drive, Aldridge



Re-Fitted En Suite



Bedroom Two



Bathroom

# 84 Westfield Drive, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious well maintained and presented ground floor apartment that is situated within a highly sought after location close to 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 club, running, football and squash facilities and the hockey Club plays on the all weather surfaces at Oak Park, Walsall Wood.

The splendid Druids Heath Golf Club is located off Stonnall Road. 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 which enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises of the following:

## **ENTRANCE HALL**

having storage cupboard off and entrance door leading to:

## **RECEPTION HALL**

having three ceiling light points, central heating thermostat, two central heating radiators, security intercom to main entrance, airing cupboard off housing the central heating boiler, inner hallway with ceiling light point, central heating radiator and access to:

## **LOUNGE/DINING ROOM**

6.63m x 3.94m max (21'9 x 12'11 max)

having PVCu double glazed bay windows to front and side elevations, two ceiling light points, two central heating radiators, feature fireplace, TV, satellite and telephone extension points.

## **MODERN FITTED KITCHEN**

3.61m x 2.49m (11'10 x 8'2)

having PVCu double glazed window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink with mixer tap over, tiled splash backs, built in electric double oven, separate hob with extractor canopy over, ceiling light point, central heating radiator, space for washing machine, fridge and freezer.

## **BEDROOM ONE**

3.91m x 3.10m (12'10 x 10'2)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, and built in wardrobe.

## **RE-FITTED EN SUITE SHOWER ROOM**

having PVCu double glazed frosted window to front elevation, double tiled shower enclosure, vanity wash hand basin and WC unit with storage cupboard below, ceiling light point, central heating radiator and extractor fan.

# 84 Westfield Drive, Aldridge

## **BEDROOM TWO**

3.28m x 2.82m (10'9 x 9'3 )

having PVCu double glazed window to front elevation, central heating radiator, ceiling light point and built in wardrobe.

## **BATHROOM**

having panelled bath with tiled splash back, pedestal wash hand basin, WC, electric shaver point, ceiling light point, central heating radiator and extractor fan.

## **ALLOCATED PARKING SPACE**

## **OUTSIDE**

communal grounds and visitor parking.

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 99 years from 1st January 2001. Current Ground Rent £100pa and Service Charge £2057.58pa.

**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.

# 84 Westfield Drive, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	81
	EU Directive 2002/91/EC		

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