

# CHRIS FOSTER & Daughter

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## 14 Ash Court Noddy Park Road, Aldridge, WS9 8PE Guide Price £146,950

A particularly spacious first floor purpose built flat occupying an excellent position in this sought after residential location adjacent to Aldridge Cricket Ground and within easy walking distance of Aldridge village centre.

\* Communal Entrance \* Reception Hall \* Impressive Lounge/Dining Room \* Kitchen \* Two Bedrooms \* Bathroom \* Garage in Block to Rear \* Electric Underfloor Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 14 Ash Court Noddy Park Road, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Kitchen

# 14 Ash Court Noddy Park Road, Aldridge



Bedroom One



Bedroom One



Bedroom Two



Bathroom

# 14 Ash Court Noddy Park Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, purpose built first floor flat that occupies an excellent position in this highly sought after residential location adjacent to Aldridge Cricket Ground and within easy walking distance of 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, 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 underfloor heating and PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE**

having staircase to first floor landing.

## **RECEPTION HALL**

with entrance door, two ceiling light points, cloaks cupboard and two additional storage cupboards off.

## **IMPRESSIVE LOUNGE/DINING ROOM**

6.48m x 3.28m (21'3 x 10'9)

PVCu double glazed bay window to front elevation, feature fireplace, two ceiling light points, TV and satellite points and access to:

## **KITCHEN**

3.28m x 2.08m (10'9 x 6'10)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, tiled surround and inset stainless steel single drainer sink unit having mixer tap over, space for cooker, space and plumbing for washing machine, space for additional appliances and fluorescent strip light.

## **BEDROOM ONE**

3.66m x 3.20m (12'0 x 10'6)

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

## **BEDROOM TWO**

3.12m x 2.08m (10'3 x 6'10)

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

## **BATHROOM**

3.12m x 1.52m (10'3 x 5'0)

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls and floor and ceiling light point.

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## OUTSIDE

### SINGLE GARAGE SITUATED IN BLOCK TO REAR

Please note that residents car must be parked within the garage at all times, no other parking is available.

### COMMUNAL GROUNDS & VISITOR PARKING

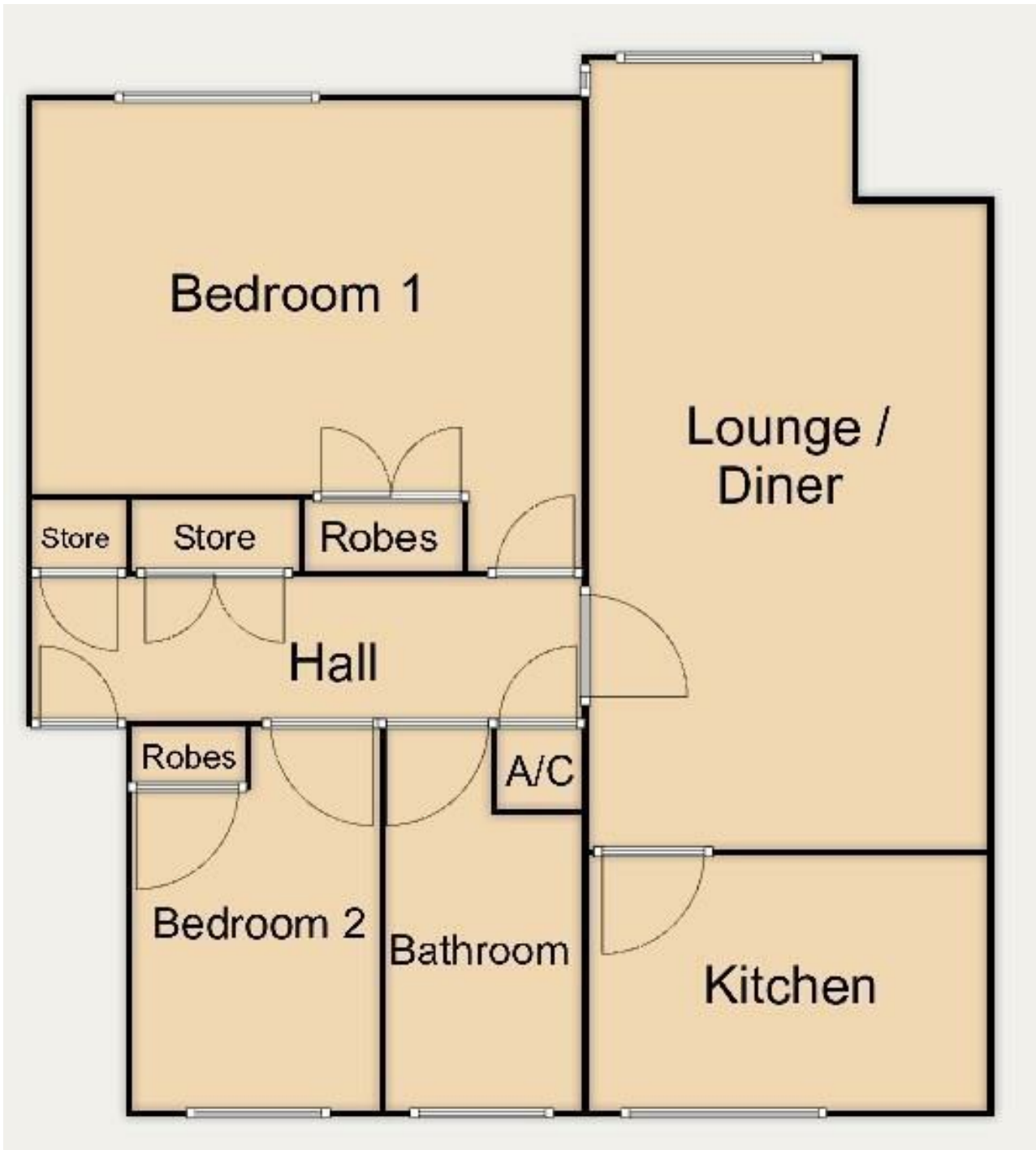
### GENERAL INFORMATION

TENURE We understand the property is Leasehold having an unexpired term of 147years. Current service charge is £115pcm. there is no ground rent payable.

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

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.

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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>	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		