

CHRIS FOSTER & Daughter

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64 Burnfields Way, Aldridge, WS9 8BE Guide Price £145,000

A modern 2 bedroom first floor Apartment situated on this popular development close to local amenities including Aldridge village centre.

* Communal Entrance with Staircase to First Floor Landing * Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Two Bedrooms * Modern Bathroom * Allocated Parking Space * Security Intercom To Main Entrance * Gas Central Heating System * PVCu Double Glazing * No Upward Chain *

Council Tax Band B
Local Authority - Walsall



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



64 Burnfields Way, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

64 Burnfields Way, Aldridge



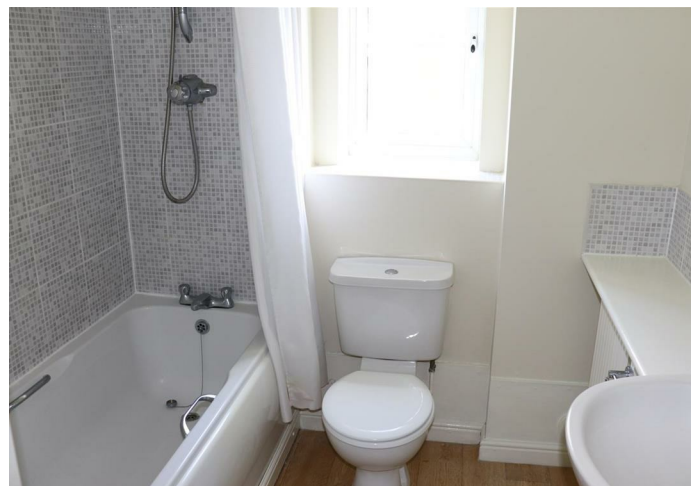
Fitted Kitchen



Bedroom One



Bedroom Two



Bathroom

64 Burnfields Way, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this modern first floor Apartment occupying a quiet position on this popular development within easy reach of local amenities including 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 a gas fired central heating system and PVCu double glazing briefly comprises of the following:

COMMUNAL ENTRANCE

with staircase to first floor landing.

RECEPTION HALL

having entrance door, security intercom to main entrance, ceiling light point, central heating radiator and two storage cupboards off.

IMPRESSIVE LOUNGE/DINING ROOM

6.40m x 2.95m (21' x 9'8)

PVCu double glazed windows to the front, rear, and side elevations, two central heating radiators, two ceiling light points, feature fireplace with modern electric fire fitted, TV and satellite points.

FITTED KITCHEN

3.20m x 2.03m (10'6 x 6'8)

PVCu double glazed window to the rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink with mixer tap over, built in electric oven and gas hob with extractor canopy over, space for fridge/freezer, space and plumbing for automatic washing machine and wall mounted "Baxi" central heating boiler.

BEDROOM ONE

3.20m x 3.15m (10'6 x 10'4)

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

BEDROOM TWO

3.20m x 2.06m (10'6 x 6'9)

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

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MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and tiled surround, WC, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL WELL KEPT GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

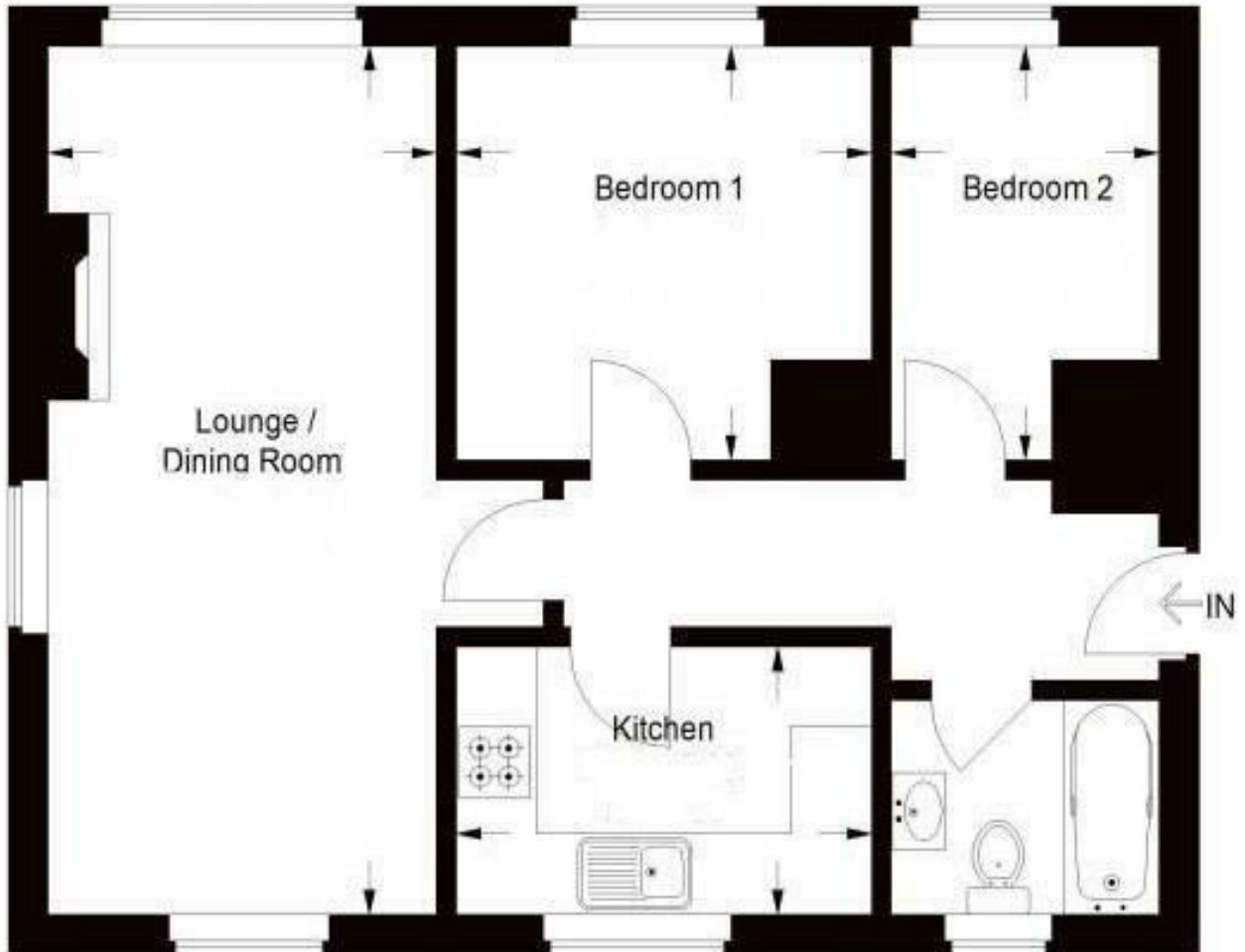
TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2003, subject to a Ground Rent of £150pa and Service Charge of £821.96 half yearly.

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.

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Approximate Gross Internal Area
54.1 sq m / 582 sq ft



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			
		78	79
England & Wales	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	EU Directive 2002/91/EC		