

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



36 Alder House, Leighswood Road, Aldridge, WS9 8AS Guide Price £259,950

A superbly appointed and particularly spacious second floor Retirement Apartment forming part of this exclusive Development for those over 60 years of age constructed by McCarthy & Stone and situated close to Aldridge Village Centre.

* Reception Hall * Lounge/Dining Room * Luxury Fitted Kitchen * Utility * 2 Double Bedrooms - Master with En Suite Bathroom * Luxury Shower Room * 24 Hour Call System * On Site House Manager * Intruder Alarm and Camera Entry System * Residents Lounge * Guest Suite Available * Landscaped Gardens * Permit Holder Parking * Underfloor Heating * PVCu Double Glazing * Lift And Stair Access *

Council Tax Band D
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



36 Alder House Leighswood Road, Aldridge



Lounge/Dining Room



Luxury Fitted Kitchen



Bedroom One



Bedroom One

36 Alder House Leighswood Road, Aldridge



En Suite Bathroom



Bedroom Two



Bedroom Two



Shower Room



Landscaped Gardens



Communal Entrance

36 Alder House Leighswood Road, Aldridge



Communal Entrance



Residents Lounge



Residents Lounge



Residents Lounge and Kitchen Facility



36 Alder House Leighswood Road, Aldridge

A superbly appointed and particularly spacious second floor Retirement Apartment forming part of a Development exclusively for those over 60 years of age constructed by McCarthy & Stone and situated close to Aldridge Village Centre. The Apartment enjoys a particularly private position within the complex and can be accessed from both the main entrance and also a rear entry point close to the Apartment itself.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and has an excellent health centre.

Recreational facilities are provided at Aldridge Community Centre, Aldridge Well-Being Centre and 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 an underfloor heating system and PVCu double glazing briefly comprises of the following:

COMMUNAL ENTRANCE

with security entry system and lift and stair access to the second floor.

RECEPTION HALL

entrance door, three ceiling light points, security intercom to main entrance, mains wired smoke alarm and underfloor heating thermostat.

UTILITY/STORE ROOM

1.98m x 1.40m (6'6 x 4'7)

'Bosch' washer/drier, ceiling light point, central heating boiler, ventilation unit and shelving.

LOUNGE/DINING ROOM

6.10m x 3.84m (20' x 12'7)

PVCu double glazed window to rear elevation, feature fireplace with modern electric fire fitted, two ceiling light points and underfloor heating thermostat.

LUXURY FITTED KITCHEN

2.44m x 2.36m (8' x 7'9)

PVCu double glazed window, range of luxury fitted cream high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in 'Bosch' electric oven and hob with stainless steel extractor canopy over, tiled floor, integrated fridge and freezer, ceiling light point and underfloor heating thermostat.

BEDROOM ONE

5.00m x 4.17m (16'5 x 13'8)

PVCu double glazed window, two ceiling light points, underfloor heating thermostat and access to:

36 Alder House Leighswood Road, Aldridge

DRESSING ROOM/WALK-IN WARDROBE

2.21m x 1.96m (7'3 x 6'5)

with light, hanging space and shelving.

EN SUITE BATHROOM

2.21m x 2.13m (7'3 x 7')

panelled bath with shower over, tiled surround and shower screen fitted, vanity wash hand basin with storage below, wc, chrome heated towel rail, ceiling light point, tiled floor and alarm pull cord.

BEDROOM TWO

5.51m x 3.05m (18'1 x 10')

PVCu double glazed window, two ceiling light points, underfloor heating thermostat and range of fitted wardrobes.

SHOWER ROOM

tiled shower enclosure, vanity wash hand basin with storage below, wc, tiled floor, chrome heated towel rail, ceiling light point, extractor fan and alarm pull cord.

OUTSIDE

COMMUNAL GROUNDS

having gated access from the main road, landscaped gardens, visitor parking spaces and permit holder parking bays available at £250pa.

RESIDENTS LOUNGE AND KITCHEN FACILITY

GUESTS SUITE

available by prior booking.

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 999 years from 1st January 2017 subject to a Ground Rent of £495pa and current Service Charge of £4150.32pa.

SERVICES All main services are connected together with telephone and TV aerial points 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.

36 Alder House Leighswood Road, Aldridge



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	

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	