

# CHRIS FOSTER & Daughter

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## 21 Croxall Court, Aldridge, WS9 8AB Guide Price £132,500

An extremely well presented, one bedroomed, first floor retirement apartment situated within this highly sought after development close to Aldridge village centre.

\* Lift and Stair Access \* Reception Hall \* Impressive Lounge/Dining Room \* Modern Fitted Kitchen \* Double Bedroom \* Modern Shower Room \* Electric Storage Heating \* PVCu Double Glazing \* Communal Residents Lounge and Laundry \* House Manager \* Guest Suite Available  
\* Communal Grounds and Parking \* "Care line" Alarm/Entry System \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 21 Croxall Court, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room

# 21 Croxall Court, Aldridge



Fitted Kitchen



Double Bedroom



Shower Room

# 21 Croxall Court, Aldridge



Resident's Lounge



Resident's Laundry



Communal Grounds

# 21 Croxall Court, Aldridge

An internal inspection is essential to begin to fully appreciate this modern, well presented one bedroomed first floor retirement apartment that is situated within a highly sought after development close to Aldridge village centre. The apartment occupies an excellent position enjoying pleasant views and no direct neighbours.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village together with excellent public transport services to many surrounding areas including Walsall, Lichfield, Sutton Coldfield and Birmingham city centre.

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.

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 storage heating and PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE**

with lift and stair access to the first floor.

## **RECEPTION HALL**

having entrance door, ceiling light point, security intercom to main entrance and large storage cupboard off.

## **IMPRESSIVE LOUNGE/DINING ROOM**

5.92m x 3.58m (19'5 x 11'9)

PVCu double glazed window and PVCu double glazed, double opening doors to "Juliet balcony", feature fireplace with modern electric fire fitted, electric storage heater, two ceiling light points, alarm pull cord and double opening doors lead to:

## **MODERN FITTED KITCHEN**

2.24m x 2.16m (7'4 x 7'1)

PVCu double glazed window, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "AEG" oven and hob with extractor canopy over, integrated fridge and freezer, wall mounted "Creda" electric heater, ceiling light point and alarm pull cord.

## **DOUBLE BEDROOM**

4.06m x 2.74m (13'4 x 9'0)

PVCu double glazed window, built in mirrored wardrobes, electric storage heater, ceiling light point and alarm pull cord.

## **MODERN SHOWER ROOM**

double tiled shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling light point, extractor fan, heated towel rail and alarm pull cord.

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## **COMMUNAL FACILITIES**

the development benefits from a house manager, communal resident's lounge with regular activities and meetings together with laundry, gardens and parking.

## **GUEST SUITE**

there is a guest suite available for friends and family use.

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold with a term of 125 years from 1st March 2005 subject to a ground rent of £395 per annum and a service charge of £3760.62 per annum.

**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.

# 21 Croxall Court, 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>	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	