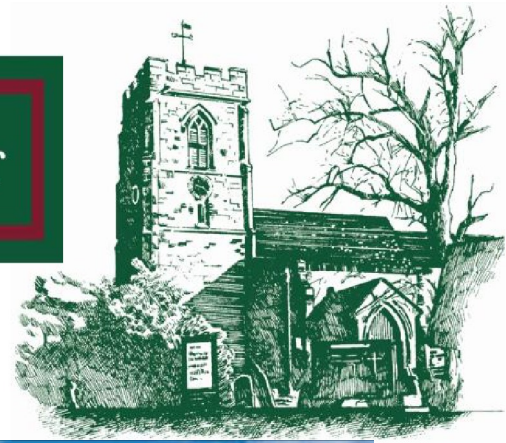


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 5 Wharf Bridge Court, Aldridge, WS9 8DF Guide Price £165,000

A well appointed luxury second floor apartment situated in this modern gated development adjacent to the Rushall canal and within easy reach of local amenities including Aldridge village centre. The property is being offered either with vacant possession or as a buy to let investment opportunity with the existing tenant's remaining, currently paying £900pcm.

\* Communal Entrance \* Security Intercom System \* Reception Hall \* Open Plan Living Space/Luxury Kitchen \* 2 Bedrooms - Master With En Suite Shower Room \* Principal Bathroom \* Allocated Parking With Gated Entrance \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band A  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
Tele: 01922 45 44 04 E-mail: [enquiries@chrisfooster.co.uk](mailto:enquiries@chrisfooster.co.uk)  
Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



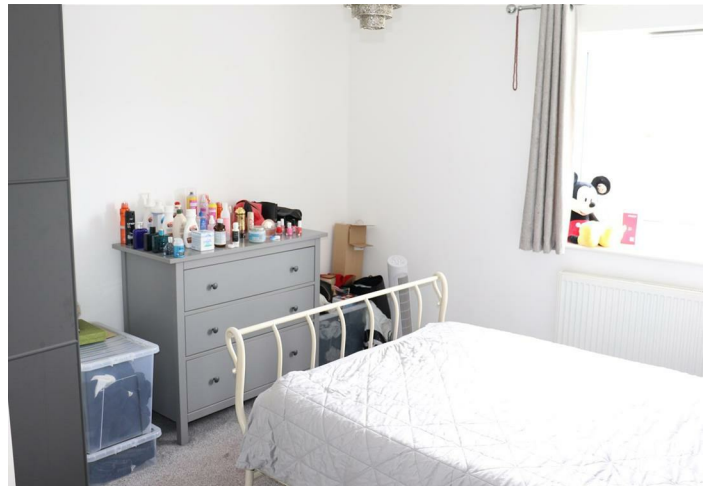
# 5 Wharf Bridge Court, Aldridge



Open Plan Living Space/Luxury Kitchen



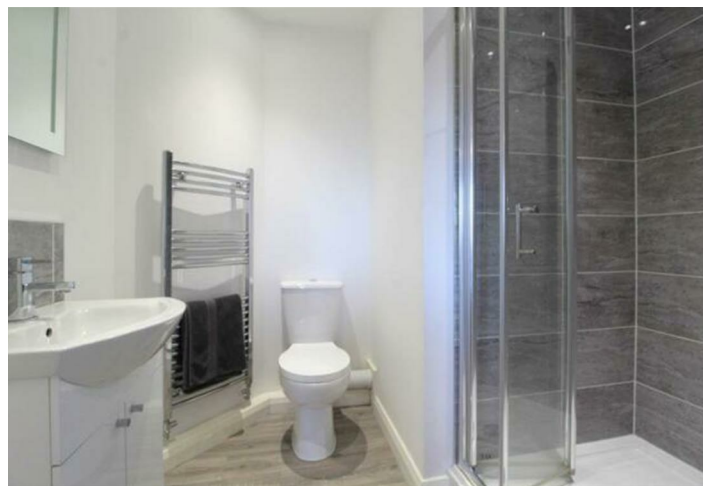
Luxury Kitchen Area



Bedroom One



Bedroom One



En Suite

# 5 Wharf Bridge Court, Aldridge



Bedroom Two



Luxury Bathroom



Secure Parking Area



Front Elevation

# 5 Wharf Bridge Court, Aldridge

An internal inspection is essential to begin to fully appreciate this well appointed luxury second floor apartment that is situated in a modern gated development adjacent to the Rushall canal and within easy reach of local amenities including Aldridge village centre. The property is being offered either with vacant possession or as a buy to let investment opportunity with the existing tenant's remaining, currently paying £900pcm.

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 central heating system and PVCu double glazing, briefly comprises the following:

## **COMMUNAL ENTRANCE**

with security intercom access and staircase leading to the second floor landing.

## **RECEPTION HALL**

Having entrance door, PVCu double glazed window, central heating radiator, security intercom to main entrance, two ceiling light points and two storage cupboard's off.

## **OPEN PLAN LIVING SPACE/LUXURY KITCHEN**

6.53m x 3.40m (21'5 x 11'2)

PVCu double glazed windows to front and rear elevations, two central heating radiator, two ceiling light points and additional ceiling spotlights, TV, telephone and satellite points, comprehensive range of wall, base units and drawers, working surfaces with matching up stands and inset stainless steel single drainer sink unit having mixer tap over, built in electric oven and hob with extractor canopy over, integrated fridge/freezer, space and plumbing for washing machine and wall mounted central heating boiler housed in matching unit.

## **BEDROOM ONE**

3.45m x 3.35m (11'4 x 11')

Having a PVCu double glazed window, central heating radiator and ceiling light point.

## **EN SUITE SHOWER ROOM**

Having tiled shower enclosure with shower, vanity wash hand basin with storage cupboard below, low flush WC, vertical wall mounted chrome heated towel rail, ceiling spotlights and extractor fan.

## **BEDROOM TWO**

3.45m x 2.44m (11'4 x 8')

Having PVCu double glazed window, radiator and ceiling light point.

# 5 Wharf Bridge Court, Aldridge

## LUXURY BATHROOM

PVCu double glazed frosted window, panelled bath, vanity wash hand basin with storage cupboard below, low flush WC, part tiled walls, wall mounted chrome heated towel rail, ceiling spotlights and extractor fan.

## OUTSIDE

## COMMUNAL GROUNDS

## ALLOCATED PARKING SPACE

approached via secure gated entrance. In addition there are several visitor parking spaces.

## GENERAL INFORMATION -Sales-Leasehold

TENURE We understand the property is Leasehold with an unexpired term of 118 years, subject to a GROUND RENT of £120pa and current SERVICE CHARGE of £1100pa.

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.

# 5 Wharf Bridge Court, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		