

CHRIS FOSTER & Daughter

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18 Portland Court, Aldridge, WS9 8PG Guide Price £172,500

An extremely well presented and extensively improved, first floor, purpose built flat situated within this highly sought after development in the heart of Aldridge village centre.

* Reception Hall * Spacious Lounge/Dining Room * Modern Fitted Kitchen * Two Good Sized Bedrooms * Luxury Re-fitted Shower Room * Garage in Block to Rear * Electric Eco Radiator Heating * PVCu Double Glazing * Security Intercom to Main Entrance * Well Maintained Grounds & Visitor Parking with Security Barrier

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



18 Portland Court, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Modern Fitted Kitchen



18 Portland Court, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Luxury Shower Room

18 Portland Court, Aldridge



Luxury Shower Room



Communal Well Kept Grounds

18 Portland Court, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly well presented and extensively improved first floor purpose built flat that is situated within this highly sought after development in the heart of Aldridge village centre with excellent facilities close at hand.

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. In addition, there is an excellent health centre with Doctor's practices and connected Pharmacy.

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 eco radiator heating and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE

with security intercom system and stairs leading to first floor landing.

RECEPTION HALL

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

LOUNGE/DINING ROOM

5.28m x 3.66m (17'4 x 12'0)

large PVCu double glazed picture window overlooking the well maintained grounds to front with fitted solar protection roller blinds, electric eco radiator and two ceiling light points.

MODERN FITTED KITCHEN

2.74m x 2.16m (9'0 x 7'1)

PVCu double glazed window to front elevation, additional PVCu double glazed frosted window to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixed tap over, built in electric oven and hob with replacement extractor canopy over, space and plumbing for washing machine, recess ideal for housing fridge/freezer, ceiling light point and useful pantry/storage cupboard off housing the replacement hot water boiler.

BEDROOM ONE

4.27m x 2.74m (14'0 x 9'0)

PVCu double glazed window to rear elevation, electric eco radiator, ceiling light point and range of fitted wardrobes with sliding mirrored doors.

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BEDROOM TWO

3.96m x 2.44m (13'0 x 8'0)

PVCu double glazed window to rear elevation, electric eco radiator, ceiling light point and fitted wardrobe with sliding mirrored door,.

LUXURY RE-FITTED SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail and ceiling spotlights.

OUTSIDE

SINGLE GARAGE

situated in block to rear.

COMMUNAL CAR PARK

with security coded entrance barrier.

ATTRACTIVE WELL MAINTAINED COMMUNAL GARDENS

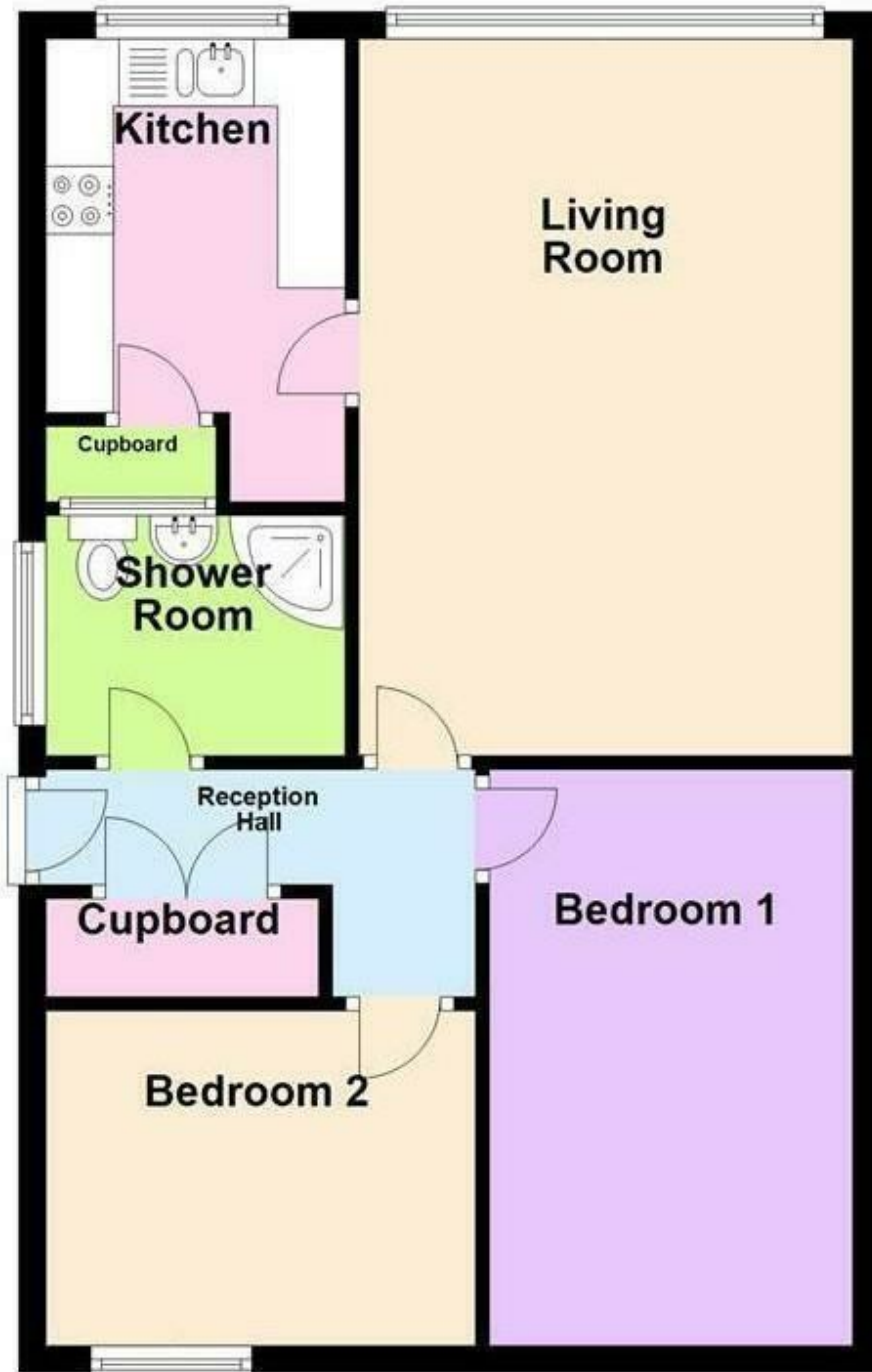
GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 989 years subject to a service charge of £100 per calendar month. 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) A			
(81-91) B			
(69-80) C		71	76
(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	