

CHRIS FOSTER & Daughter

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65 Homebell House, Aldridge, WS9 8QB

Guide Price £85,000

An extremely well presented, second floor retirement apartment that has been considerably improved and refurbished, situated in this sought after development close to Aldridge village centre benefiting from both lift and stair access.

* Communal Entrance * Reception Hall * Lounge/Dining Room * Luxury Refitted Kitchen * Double Bedroom * Luxury Refitted Shower Room * Electric Storage Heating * PVCu Double Glazed Windows * Security Intercom/Alarm System * Resident House Manager * Communal Gardens & Parking * Residents Lounge & Laundry * No Upward Chain

Council Tax Band B
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



65 Homebell House, Aldridge



Lounge/Dining Room



Lounge/Dining Room



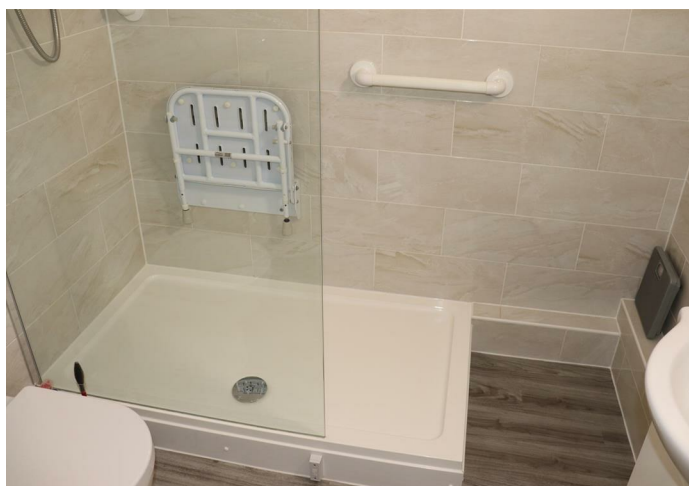
Luxury Refitted Kitchen



Double Bedroom



65 Homebell House, Aldridge



Luxury Refitted Shower Room



Residents Lounge



View to Front

65 Homebell House, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented second floor retirement apartment that has been considerably improved and refurbished. The property forms part of this sought after development close to Aldridge village centre and benefits from both lift and stair access.

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

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 storage heating and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE

with lift and stair access to second floor landing.

RECEPTION HALL

having entrance door, security intercom to main entrance, ceiling light point, loft access and airing/storage cupboard off.

LOUNGE/DINING ROOM

5.31m x 3.20m (17'5 x 10'6)

PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, electric storage heater, two wall light points, alarm pull chord and archway leading to:

LUXURY REFITTED KITCHEN

2.26m x 1.65m (7'5 x 5'5)

having range of modern, white, high gloss wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space for fridge/freezer, extractor fan and fluorescent strip light.

DOUBLE BEDROOM

4.29m x 2.67m (14'1 x 8'9)

PVCu double glazed window to front elevation, built in wardrobe, electric storage heater, two wall light points and alarm pull chord.

LUXURY REFITTED SHOWER ROOM

having shower enclosure with electric "Triton" shower over, vanity wash hand basin with storage cupboard below, WC, tiled walls, wall mounted electric heater, wall light point and extractor fan.

65 Homebell House, Aldridge

COMMUNAL FACILITIES

the development has the additional benefit of a residents lounge and laundry facilities, outside are attractive well maintained grounds and parking area.

GENERAL INFORMATION

TENURE We understand the property is Leasehold with a term of 125 years from 1st April 1988 subject to a ground rent of £582 per annum and current service charge is £3400 per annum.

SERVICES All main services are connected together 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.

65 Homebell House, 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	