

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



10 Westfield Drive, Aldridge, WS9 8ZA Guide Price £215,000

A particularly spacious, modern, first floor apartment situated in this sought after development close to Aldridge village centre.

* Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms * Bathroom & En Suite Shower Room * Allocated Car Parking Space * Gas Central Heating System * PVCu Double Glazing * Adjacent to Anchor Meadow * No Upward Chain

Council Tax Band C
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



10 Westfield Drive, Aldridge



Impressive Lounge/Dining Room



Impressive Lounge/Dining Room



Fitted Kitchen



Bedroom One

10 Westfield Drive, Aldridge



Luxury En Suite



Bedroom Two



Bedroom Two



Bathroom



View Towards Anchor Meadow

10 Westfield Drive, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, modern, first floor apartment that is situated in a sought after development close to Aldridge village centre.

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

COMMUNAL ENTRANCE

with stairs to first floor landing with storage cupboard off.

RECEPTION HALL

having entrance door, three ceiling light points, two central heating radiators, central heating thermostat, security intercom to main entrance and airing cupboard off housing the "Worcester" central heating boiler.

INNER HALLWAY

with ceiling light point, central heating radiator and archway leading to:

IMPRESSIVE LOUNGE/DINING ROOM

6.63m x 3.96m (21'9 x 13'0)

PVCu double glazed bay windows to the rear and side elevations, two central heating radiators, two ceiling light points, TV, telephone and satellite points.

FITTED KITCHEN

3.61m x 2.49m (11'10 x 8'2)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and stainless steel single drainer sink having mixer tap over, built in "Neff" electric oven, separate gas hob with extractor canopy over, space and plumbing for washing machine, space for additional appliances, central heating radiator and ceiling light point.

BEDROOM ONE

3.96m x 3.12m (13'0 x 10'3)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

10 Westfield Drive, Aldridge

LUXURY REFITTED EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure, vanity wash hand basin with storage cupboard below, tiled walls, ceiling light point. central heating radiator and extractor fan.

BEDROOM TWO

3.30m x 2.82m (10'10 x 9'3)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

BATHROOM

panelled bath with tiled surround, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS & VISITOR PARKING

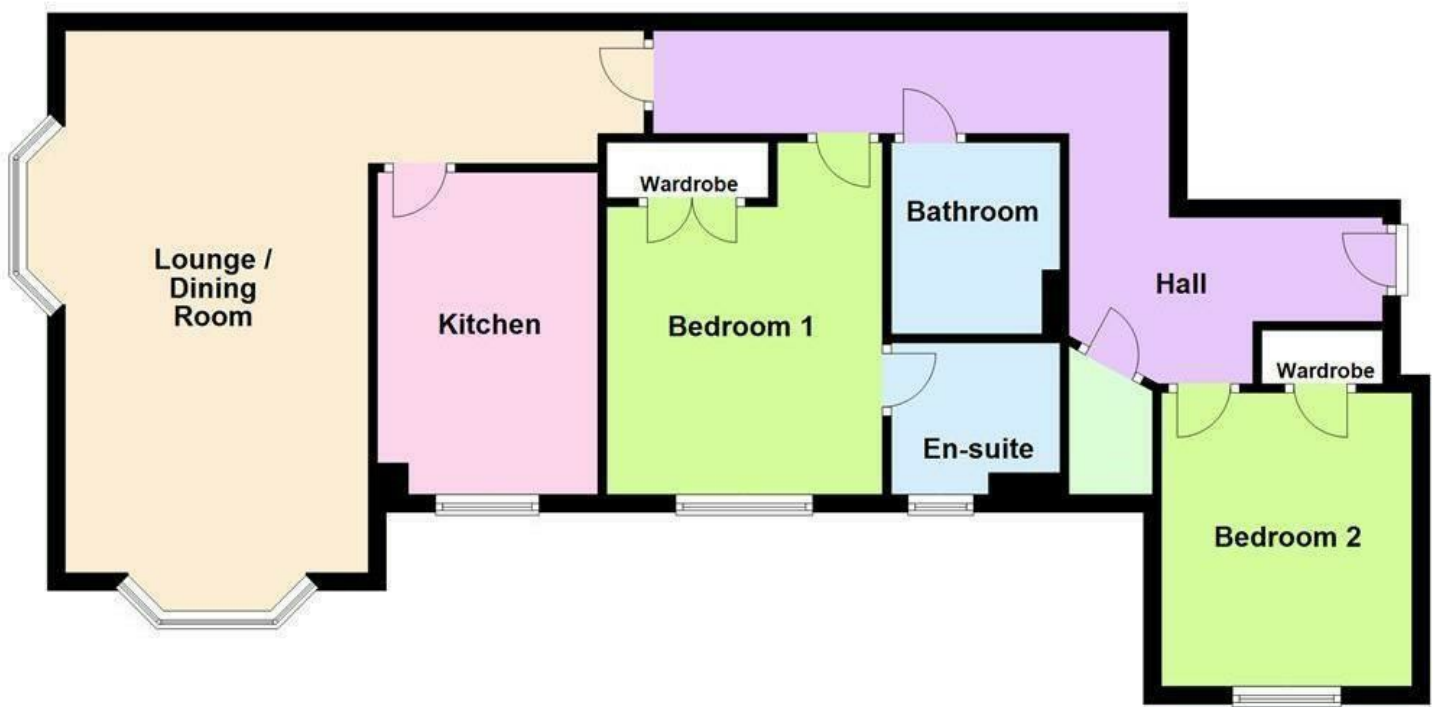
GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 99 years from the 1st January 2001 subject to a ground rent of £100 per annum and the current service charge of £2057.58 per annum.

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.

10 Westfield Drive, 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		