

CHRIS FOSTER & Daughter

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64 Herbert Road, Aldridge, WS9 8JP Guide Price £89,950

A one bedroom first floor flat offered with immediate vacant possession conveniently situated within easy reach of local amenities.

* Reception Hall * Lounge * Fitted Kitchen * Double Bedroom * Bathroom * Communal Grounds * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band A
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



64 Herbert Road, Aldridge



Lounge



Fitted Kitchen



Bedroom



Bathroom



Communal Grounds

64 Herbert Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this one bedroom first floor flat that is conveniently situated within easy reach of local amenities including 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 central heating system and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE

with staircase leading to:

FIRST FLOOR LANDING

storage cupboard off and access to:

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point, loft access and security intercom to main entrance.

LOUNGE

3.94m x 3.89m (12'11 x 12'9)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

FITTED KITCHEN

3.05m x 1.93m (10'0 x 6'4)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob, space and plumbing for washing machine, integrated fridge, central heating radiator, ceiling light point and wall mounted "Ideal" central heating boiler.

DOUBLE BEDROOM

3.81m x 3.20m (12'6 x 10'6)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and airing cupboard off.

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BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, chrome heated towel rail and ceiling light point.

OUTSIDE

COMMUNAL GROUNDS

with brick built storage shed.

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from the 25th March 2003 with vacant possession upon completion. Current combined service charge and ground rent is £674.51pa.

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.

64 Herbert Road, 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 | | |