

# CHRIS FOSTER & Daughter

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## 27 Portland Court, Aldridge, WS9 8PG Guide Price £170,000

An extremely well maintained and presented spacious second floor purpose built Flat situated within this highly sought after development in the heart of Aldridge Village Centre.

\* Reception Hall \* Spacious Lounge/Dining Room \* Fitted Kitchen \* Two Good Size Bedrooms  
\* Modern Bathroom \* Garage and Secure Parking \* Electric Heating \* PVCu Double Glazing \*  
Security Intercom To Main Entrance \* Viewing Essential \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





## 27 Portland Court, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Bedroom One



## 27 Portland Court, Aldridge



Bedroom Two



Bathroom



Communal Gardens



Communal Gardens

## 27 Portland Court, Aldridge

An internal inspection is highly recommended for the discerning purchaser to begin to fully appreciate this extremely well maintained and presented spacious second floor Flat situated within this highly sought after development in the heart of Aldridge Village Centre with all amenities 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.

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 heating and PVCu double glazing briefly comprises of the following:

### **COMMUNAL ENTRANCE**

with staircase to second floor landing.

### **RECEPTION HALL**

having entrance door, electric panel heater, security intercom to main entrance, ceiling light point, loft access and large storage/cloaks cupboard off.

### **SPACIOUS LOUNGE/DINING ROOM**

5.31m x 3.66m (17'5 x 12')

having PVCu double glazed picture window to front elevation, additional PVCu double glazed window to side elevation, modern wall hung flame effect electric fire, electric panel heater, laminate floor covering, two ceiling light points, and ceiling coving.

### **FITTED KITCHEN**

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

having PVCu double glazed windows to the front and side elevations, range of luxury fitted white high gloss wall, base units and drawers, working surfaces with inset single drainer sink having tiled surrounds and mixer tap over, space for cooker and fridge/freezer, laminate floor covering, ceiling coving, inset ceiling spot lights, electric skirting level convactor heater, airing cupboard off housing the hot water cylinder and plumbing for automatic washing machine.

### **BEDROOM ONE**

4.19m x 2.72m (13'9 x 8'11)

having PVCu double glazed windows to rear and side elevations, electric panel heater, ceiling light point and ceiling coving.

### **BEDROOM TWO**

3.10m x 2.46m (10'2 x 8'1)

having PVCu double glazed window to rear elevation, ceiling light point and ceiling coving.

# 27 Portland Court, Aldridge

## MODERN BATHROOM

having PVCu double glazed frosted window to side elevation, panelled bath with electric "Triton" shower over, screen fitted, pedestal wash hand basin, WC, tiled walls, and ceiling light point.

## OUTSIDE

## SINGLE GARAGE

situated in block to rear.

## SECURE COMMUNAL CAR PARK

## ATTRACTIVE WELL MAINTAINED COMMUNAL GARDENS

## GENERAL INFORMATION

**TENURE** We understand the property is Leasehold for a term of 999 years from 10th June 2013 subject to a service charge of £1200pa. 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.

# 27 Portland Court, 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		
	64	77
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	