

CHRIS FOSTER & Daughter

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4 Parkhouse Grove, Aldridge, WS9 0AZ **Guide Price £175,000**

A particularly spacious and well presented modern purpose built first floor Apartment that has been extensively improved by the present owner, situated in this sought after development within easy reach of local amenities including Aldridge Village Centre.

* Communal Hall with Stairs to First Floor Landing * Entrance Hall * Spacious Lounge/Dining Room * Open Plan Luxury Re-Fitted Kitchen * Two Double Bedrooms - Master with En Suite Shower Room * Large Luxury Re-Fitted Principal Bathroom * Allocated Parking Space * Gas Central Heating System * PVCu Double Glazing * Security Intercom System * Communal Grounds and Visitor Parking

Council Tax Band C
Local Authority - Walsall



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

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

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Company Number: 11253248



4 Parkhouse Grove, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Luxury Open Plan Kitchen

4 Parkhouse Grove, Aldridge



Luxury Open Plan Kitchen



Bedroom One



En Suite Shower Room



Bedroom Two

4 Parkhouse Grove, Aldridge



Bedroom Two



Luxury Bathroom



Luxury Bathroom

4 Parkhouse Grove, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly spacious and well presented modern purpose built first floor Apartment that has been extensively improved by the present owner. The apartment forms part of a sought after development 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 stairway to first floor landing.

RECEPTION HALL

having entrance door, two ceiling light points, security intercom to main entrance, central heating radiator, central heating timer controls, large walk in airing cupboard with central heating radiator and additional walk in storage cupboard.

SPACIOUS LOUNGE/DINING ROOM

6.22m x 5.18m (20'5 x 17')

having PVCu double glazed bay window to front elevation, feature fireplace with modern electric pebble effect fire fitted, two ceiling light points, three central heating radiators, two telephone extension points, TV aerial point, Sky connection point and being open plan to:

LUXURY RE FITTED KITCHEN

4.11m x 1.96m (13'6 x 6'5)

PVCu double glazed window to front elevation, 'Kardean' flooring, ceiling spot lights, wall mounted "Baxi" central heating boiler, range of luxury fitted grey high gloss wall, base units and drawers, working surfaces with splashback surround and inset one and half stainless steel sink and drainer having mixer tap over, built in electric oven, four ring hob and extractor hood, integrated washer dryer, dishwasher and fridge/freezer.

BEDROOM ONE

4.70m x 3.20m (15'5 x 10'6)

PVCu double glazed window to front elevation with additional secondary glazing, central heating radiator, ceiling light point, telephone extension point, range of fitted wardrobes to one wall.

4 Parkhouse Grove, Aldridge

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, ceiling light point, chrome heated towel rail, extractor fan, electric shaver socket, shower cubicle, low flush WC, pedestal wash hand basin, 'Karndean' flooring and tiled walls.

BEDROOM TWO

3.66m x 2.57m (12' x 8'5)

PVCu double glazed window to rear elevation, central heating radiator, telephone extension point, ceiling light point, built in wardrobe and fitted desk/dressing table.

LUXURY RE-FITTED PRINCIPAL BATHROOM

PVCu double glazed frosted window to rear elevation, corner bath with integrated seat and mixer tap, walk-in shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, wc, tiled walls, chrome heated towel rail, ceiling light point, extractor fan and 'Karndean' flooring.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION


TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2005 subject to a Ground Rent of £250 pa and current Service Charge of £2126 pa

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.

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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 