

CHRIS FOSTER & Daughter

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62 Homebell House, Aldridge, WS9 8QB **Guide Price £95,000**

A two bedroom second floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre.

* Lift & Stair Access * Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Bedrooms
* Shower Room * Electric Storage Heating * PVCu Double Glazed Windows * "Tunstall" Alarm
System * Communal Grounds & Parking * Resident House Manager * Communal Facilities
including Residents Lounge & Laundry *

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



62 Homebell House, Aldridge



Lounge/Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two

62 Homebell House, Aldridge



Shower Room



Residents Lounge

62 Homebell House, Aldridge

An internal inspection is essential for the discerning purchaser to begin to appreciate this two bedroom second floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre and benefiting 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 whilst 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 the following:

RECEPTION HALL

entrance door, electric storage heater, ceiling light point, loft access, ceiling coving, "Tunstall" alarm, cloaks cupboard, storage cupboard and airing cupboard off.

LOUNGE/DINING ROOM

4.29m x 3.45m (14'1 x 11'4)

PVCu double glazed window to rear elevation, feature fireplace, electric storage heater, ceiling light point, two wall light points, ceiling coving and alarm pull cord.

FITTED KITCHEN

2.24m x 2.06m (7'4 x 6'9)

having rang of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Hotpoint" electric double oven and hob with extractor canopy over, space for fridge/freezer and fluorescent strip light.

BEDROOM ONE

4.29m x 2.74m (14'1 x 9')

PVCu double glazed window to rear elevation, built in wardrobe, electric storage heater, ceiling coving, wall light point and alarm pull cord.

BEDROOM TWO

4.29m x 2.39m (14'1 x 7'10)

PVCu double glazed window to rear elevation, electric storage heater, built in wardrobe, ceiling coving, wall light point and alarm pull cord.

MODERN SHOWER ROOM

having double shower cubicle with electric "Triton" shower fitted, vanity wash hand basin and WC unit with storage cupboard below, tiled walls, chrome heated towel rail, extractor fan, ceiling coving and fluorescent strip light.

COMMUNAL FACILITIES

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

GENERAL INFORMATION

62 Homebell House, Aldridge

TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988 subject to a Ground Rent of £578pa and Service Charge of £4700pa.

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.

62 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	