

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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2 Maple Court, Noddy Park Road, Aldridge, WS9 8LU Guide Price £165,000

A superbly appointed first floor flat enjoying an excellent position overlooking Aldridge cricket field close to the Village Centre.

* Reception Hall * Lounge/Dining Room * Luxury Refitted Kitchen * Two Bedrooms * Luxury Refitted Bathroom * Garage In Block To Rear * Electric Underfloor Heating (Economy 7) * Double Glazing * Security Intercom to Main Entrance * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



2 Maple Court, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Luxury Kitchen

2 Maple Court, Aldridge



Bedroom One



Bedroom Two



Luxury Bathroom



View Over Cricket Field

2 Maple Court, Aldridge

An internal inspection is essential to begin to fully appreciate this superbly appointed first floor flat that occupies an excellent position overlooking Aldridge Cricket field and within walking distance of 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 electric underfloor heating (Economy 7), Security Intercom to Main Entrance and double glazing briefly comprises the following:

RECEPTION HALL

having entrance door, two ceiling light points, underfloor heating with individual thermostat control, storage cupboard off and additional airing cupboard off.

LOUNGE/DINING ROOM

8.46m x 3.00m (27'9 x 9'10)

having double glazed bay window overlooking the cricket field, double glazed window to rear elevation, feature fireplace with modern electric fire fitted, two ceiling light points, ceiling coving, TV and satellite points (Not Cable) and underfloor heating (Economy 7) with individual thermostat control.

LUXURY REFITTED KITCHEN

3.20m x 2.24m (10'6 x 7'4)

having double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel sink with mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for automatic washing machine/dryer, space for fridge/freezer, ceiling light point and underfloor heating with individual thermostat control.

BEDROOM ONE

3.43m x 2.84m (11'3 x 9'4)

having double glazed picture window overlooking the cricket field, built in wardrobe, ceiling light point, electric heater and underfloor heating with individual thermostat control.

BEDROOM TWO

3.66m x 1.78m (12'0 x 5'10)

having double glazed picture window overlooking the cricket field, ceiling light point and electric heater.

2 Maple Court, Aldridge

LUXURY REFITTED BATHROOM

having double glazed frosted window to rear elevation, shower bath with electric "Triton" shower over, shower screen fitted, vanity wash hand basin and WC unit with storage cupboards and concealed cistern, fully tiled walls and floor, electric chrome heated towel rail.

OUTSIDE - SINGLE GARAGE

5.49m x 2.36m (18'0 x 7'9)

COMMUNAL WELL KEPT GROUNDS

GENERAL INFORMATION

TENURE We understand the property is Leasehold having an unexpired term of 146 years subject to a Service Charge of £1380pa and a peppercorn ground rent.

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.

2 Maple 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		
	66	74
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		
	53	65
England & Wales		
EU Directive 2002/91/EC		