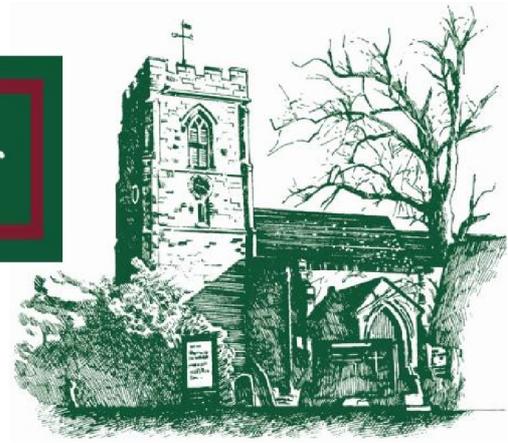


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 17 Kilhendre Court, Broadway North, Walsall, WS1 2QJ Guide Price £135,000

A well appointed first floor Retirement Apartment situated within this sought after development enjoying views over Walsall Arboretum.

\* Lift and Stair Access \* Reception Hall \* Impressive Lounge/Dining Room \* Balcony \* Modern Fitted Kitchen \* One Double Bedroom \* Modern Shower Room \* Underfloor Heating \* PVCu Double Glazing \* House Manager \* Landscaped Communal Gardens & Sun Terrace \* Security Intercom System \* Guest Suite Available \* Home Owners Lounge & Laundry Room \* Parking available \* Residents must be over 60 years of age or in the case of two residents - one over 60 and the other over 55 and be capable of living independently

Council Tax Band C  
Local Authority - Walsall



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



# 17 Kilhendre Court, Walsall



Lounge/Dining Room



Lounge/Dining Room



Modern Fitted Kitchen



Double Bedroom

# 17 Kilhendre Court, Walsall



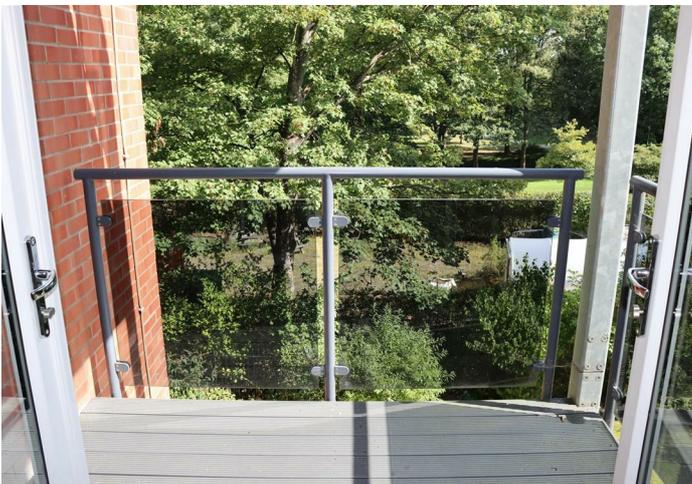
Double Bedroom



Walk-In Wardrobe



Modern Shower Room



Balcony and View Over Arboretum

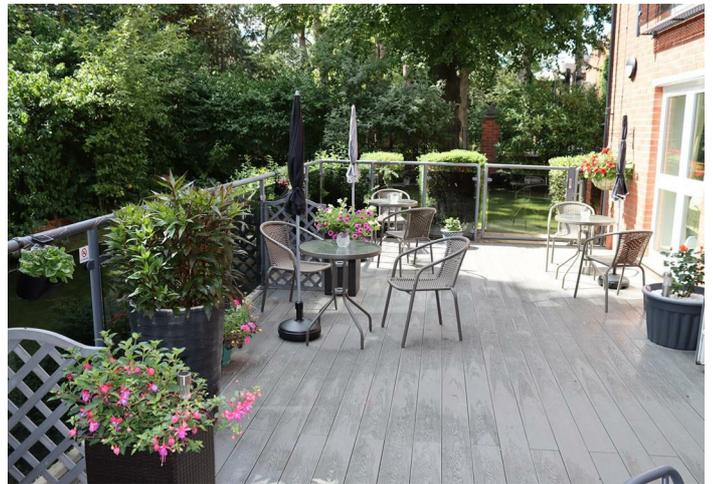
# 17 Kilhendre Court, Walsall



Residents Lounge



Kitchen off Residents Lounge



Terrace off Residents Lounge



Rear Elevation

# 17 Kilhendre Court, Walsall

An internal inspection is essential to begin to fully appreciate this well appointed first floor retirement apartment situated within this sought after development close to Walsall town centre and enjoying views over Walsall Arboretum. The apartment enjoys the added benefit of a balcony giving a wonderful elevated view over the Arboretum.

The development benefits from an alarm/entry system with emergency response service operating around the clock, 365 days per year. In addition both entrances are covered by cameras, that can be displayed on TV within the apartment.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of underfloor heating and PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE**

with stair and loft access to the first floor.

## **RECEPTION HALL**

entrance door, ceiling light point, security intercom to main entrance, underfloor heating room thermostat and airing cupboard off.

## **LOUNGE/DINING ROOM**

5.94m x 3.51m max (19'6 x 11'6 max)

feature fireplace with modern electric fire fitted, two ceiling light points, tv, satellite and telephone points, underfloor heating room thermostat and PVCu double glazed double opening doors lead to:

## **BALCONY**

overlooking Walsall Arboretum.

## **MODERN FITTED KITCHEN**

2.41m x 2.13m (7'11 x 7')

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric 'Hotpoint' oven and hob with stainless steel extractor canopy over, integrated fridge/freezer, tiled floor, ceiling light point and underfloor heating room thermostat.

## **DOUBLE BEDROOM**

5.54m x 2.69m (18'2 x 8'10)

PVCu double glazed window to rear elevation, ceiling light point, underfloor heating room thermostat and walk-in wardrobe with light, hanging rails and shelving.

# 17 Kilhendre Court, Walsall

## **MODERN SHOWER ROOM**

2.16m x 2.08m (7'1 x 6'10)

shower enclosure, vanity wash hand basin, wc, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 125 years from 1st June 2015. Current ground rent and service charge to be confirmed.

**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.

# 17 Kilhendre Court, Walsall



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		