

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



4 Alder House Leighswood Road, Aldridge, WS9 8AS Guide Price £190,000

A well presented ground floor retirement apartment forming part of this exclusive development for those over 60 years of age constructed by McCarthy and Stone and situated close to Aldridge village centre.

* Reception Hall * Lounge/Dining Room * Luxury Fitted Kitchen * Double Bedroom * Luxury Shower Room * 24 Hour Call System * On Site House Manager * Security Entry System * Residents' Lounge * Guest Suite Available * Landscaped Gardens * Permit Holder Parking * Under Floor Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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

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

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



4 Alder House Leighswood Road, Aldridge



Lounge/Dining Room



Fitted Kitchen



Double Bedroom



Double Bedroom



Shower Room

4 Alder House Leighswood Road, Aldridge



Small Patio Area



Landscaped Grounds



Landscaped Grounds



Communal Entrance



Residents Lounge

4 Alder House Leighswood Road, Aldridge



Residents Lounge



Residents Lounge And Kitchen

4 Alder House Leighswood Road, Aldridge

An internal inspection is essential to begin to fully appreciate this well presented ground floor, retirement apartment that enjoys the benefit of direct access to the landscaped gardens via a small paved patio area. The apartment forms part of a development exclusively for those over 60 years of age constructed by McCarthy and Stone and situated close to Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village.

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 under floor heating and PVCu double glazing briefly comprises the following:

RECEPTION HALL

having entrance door, security intercom to main entrance, ceiling light point and large walk in storage cupboard off housing the hot water system, space for washing machine, light and power points.

LOUNGE/DINING ROOM

6.10m x 3.45m (20'0 x 11'4)

PVCu double glazed door leading to a small patio area and landscaped garden beyond, feature fireplace with modern electric fire fitted and two ceiling light points.

LUXURY FITTED KITCHEN

2.44m x 2.36m (8'0 x 7'9)

PVCu double glazed window overlooking the landscaped gardens, range of luxury cream high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric oven and hob with stainless steel extractor canopy over, integrated fridge/freezer, tiled floor and ceiling light point.

DOUBLE BEDROOM

5.44m x 2.92m (17'10 x 9'7)

PVCu double glazed picture window to rear elevation, walk in wardrobe and ceiling light point.

LUXURY SHOWER ROOM

walk in shower enclosure, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, tiled floor and ceiling light point.

OUTSIDE

COMMUNAL GROUNDS

having landscaped gardens, visitor parking spaces and permit holder parking bays available for £250 per annum.

RESIDENTS' LOUNGE AND KITCHEN FACILITY

4 Alder House Leighswood Road, Aldridge

GUEST SUITE

available by prior booking.

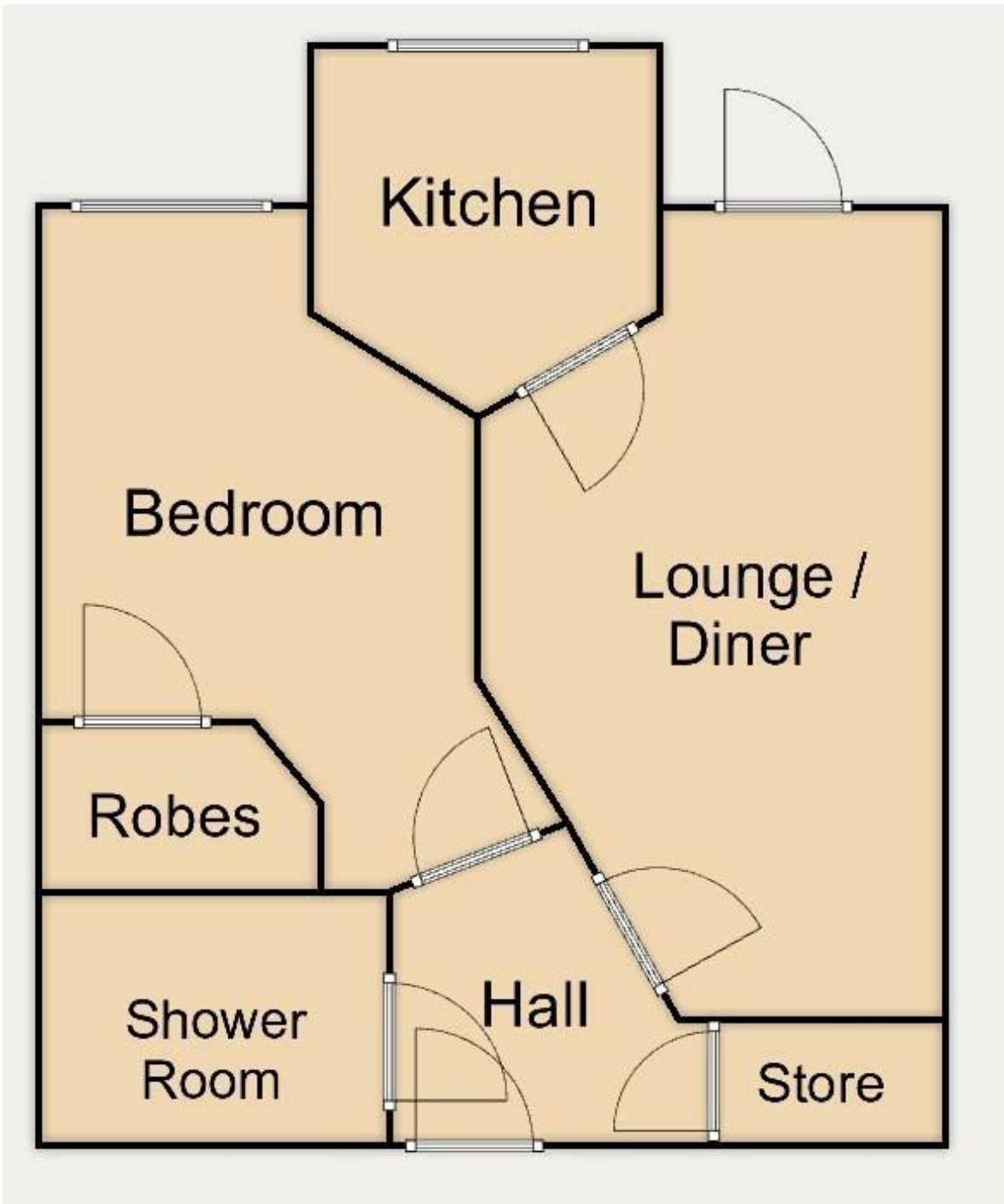
GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 999 years from 2017 with vacant possession upon completion. Current Service Charge is £2994pa.

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.

4 Alder House Leighswood Road, 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	