

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



6 Homebell House, Northgate, Aldridge, WS9 8QB Guide Price £115,000

A well presented two bedroom ground floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre and benefitting from direct access to the communal gardens.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * 2 Good Sized Bedrooms * Modern Shower Room * Replacement Electric Heating * Re-decorated and New Carpets * 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@chrisfoster.co.uk

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



6 Homebell House, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Bedroom One

6 Homebell House, Aldridge



Bedroom Two



Modern Shower Room



Residents Lounge

6 Homebell House, Aldridge

An internal inspection is essential to begin to fully appreciate this extremely well presented ground floor retirement apartment, that occupies an excellent position within this sought after development, close to the residents laundry and benefitting from direct access to the communal grounds. Homebell House is located in the heart of Aldridge village centre and is therefore, ideally situated close to local amenities.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village together with recreational facilities 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 has been re-decorated throughout, benefits from replacement carpets, replacement electric heaters and PVCu double glazed windows, briefly comprises the following:

RECEPTION HALL

entrance door, modern electric radiator, ceiling light point, wall light point, 'Tunstall' entry/call system controls, cloaks cupboard, storage cupboard and airing cupboard housing the replacement water heating system.

LOUNGE

4.32m x 3.48m (14'2 x 11'5)

PVCu double glazed windows to the rear and side elevations, PVCu double glazed door giving access to the communal grounds, feature fireplace with modern electric fire fitted, modern electric radiator and two wall light points.

FITTED KITCHEN

2.26m x 2.06m (7'5 x 6'9)

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in 'New World' electric oven and hob with extractor canopy over, space for fridge/freezer, tiled floor and fluorescent strip light.

BEDROOM ONE

4.27m x 2.74m (14' x 9')

PVCu double glazed window to front elevation, built in wardrobe, modern electric radiator and wall light point.

BEDROOM TWO

4.27m max x 2.44m (14' max x 8')

PVCu double glazed window to front elevation, built in wardrobe, modern electric radiator and wall light point.

MODERN SHOWER ROOM

2.06m x 1.73m (6'9 x 5'8)

corner shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit incorporating storage cupboards, tiled walls and floor, fluorescent strip light and extractor fan.

6 Homebell House, Aldridge

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

TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988. Current ground rent £558.36pa and service charge £5100.52

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.

6 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		
	57	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		
England & Wales	EU Directive 2002/91/EC	