# CHRIS FOSTER & Daughter

**INDEPENDENT ESTATE AGENCY . . . *at its best***

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## 6 Kent Close, Aldridge, WS9 8HS
## Guide Price £99,500

A well presented purpose built second floor flat, conveniently situated close to local amenities and within easy reach of Aldridge village centre.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * 2 Double Bedrooms * Modern Bathroom * Communal Grounds * Gas Central Heating * PVCu Double Glazing * Security Intercom System * No Upward Chain

Council Tax Band A
Local Authority - Walsall


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

# 6 Kent Close, Aldridge

Lounge/Dining Room

Lounge/Dining Room

Fitted Kitchen

Bedroom One

# 6 Kent Close, Aldridge

Bedroom Two

Bathroom

Rear Garden

# 6 Kent Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented purpose built second floor flat, that is conveniently situated close to local amenities and within easy reach of Aldridge village centre. The property will be of particular interest to a first time buyer, single professional or investment purchaser looking for a Buy to Let opportunity.

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 a gas central heating system and PVCu double glazing, briefly comprises the following:

**COMMUNAL ENTRANCE**
staircase leading to the second floor landing.

**LANDING**
storage cupboard off.

**RECEPTION HALL**
with entrance door, ceiling light point, laminate floor covering and security intercom to the main entrance.

**LOUNGE/DINING ROOM**
4.88m x 3.53m (16' x 11'7)
PVCu double glazed window, feature fireplace with gas fire fitted, central heating radiator, inset ceiling spot lights, laminate floor covering, ceiling coving and PVCu double glazed door leading to:

**BALCONY**

**MODERN FITTED KITCHEN**
3.20m x 2.97m (10'6 x 9'9)

**INNER HALLWAY**
laminate floor covering, inset ceiling spot lights and Airing Cupboard off.

**BEDROOM ONE**
3.91m x 3.20m (12'10 x 10'6)
PVCu double glazed window, central heating radiator, ceiling coving, laminate floor covering and inset ceiling spot lights.

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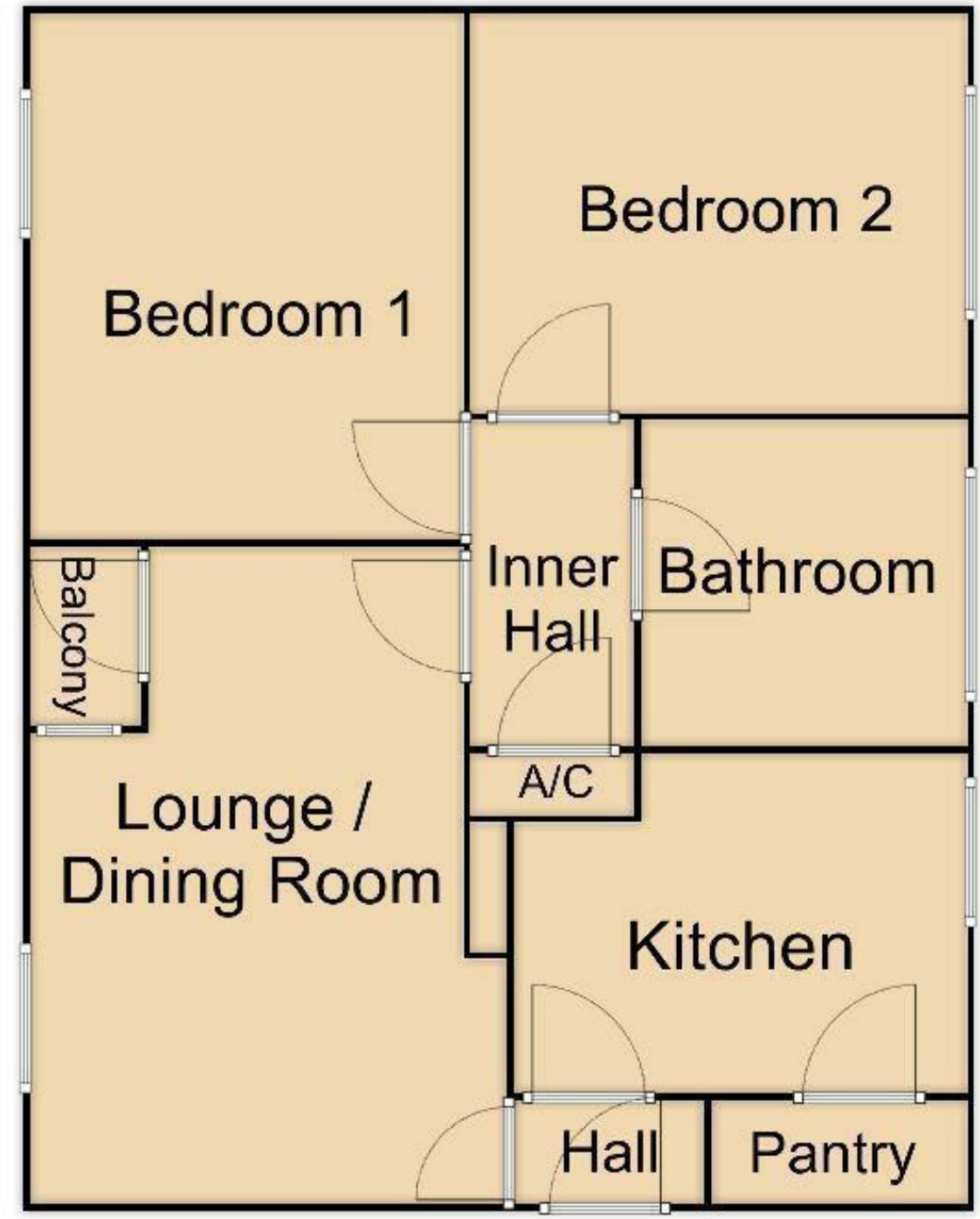
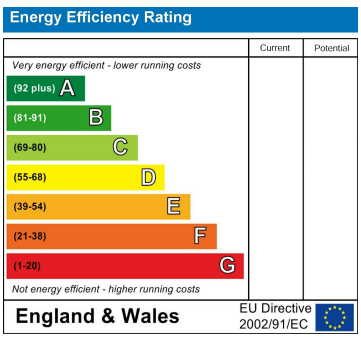
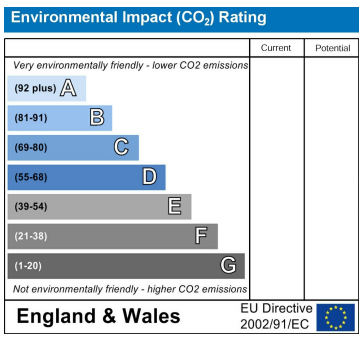
**BEDROOM TWO**
3.68m x 2.97m (12'1 x 9'9)
PVCu double glazed window, central heating radiator, ceiling coving, laminate floor covering, loft access and ceiling light point.

**MODERN BATHROOM**
PVCu double glazed frosted window, panelled bath with electric 'Triton' shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator, ceiling coving and inset ceiling spot lights.

**COMMUNAL GROUNDS**
with brick built storage shed.

**GENERAL INFORMATION**
TENURE We understand the property is Leasehold having an unexpired term of 99 years subject to a combined ground rent and service charge of £72.19pcm.

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.

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