CHRIS FOSTER & Daughter

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21 Twyford Close, Aldridge, WS9 0SN
Guide Price £215,000

A well proportioned retirement bungalow situated in this highly sought after development for the over 55's. The property occupies a quiet cul-de-sac position yet remains within easy reach of local amenities at Aldridge village centre.

* Porch Entrance * Lounge/Dining Room * Modern Fitted Kitchen * Two Good Size Bedrooms * Wet Room * Electric Heating * PVCu Double Glazing * Communal Grounds and Visitor Parking * No Upward Chain *

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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21 Twyford Close, Aldridge

Lounge/Dining Room

Fitted Kitchen

Bedroom One

21 Twyford Close, Aldridge

Bedroom Two

Wet Room

Rear/Communal Gardens

21 Twyford Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well proportioned retirement bungalow that is situated in this highly sought after development for the over 55's. The property occupies a quiet cul-de-sac position yet remains within easy reach of local amenities at Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village whilst 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 heating and PVCu double glazing, briefly comprises the following:

PORCH ENTRANCE
PVCu double glazed entrance door, PVCu double glazed window to side elevation and ceiling light point.

LOUNGE/DINING ROOM
5.89m x 3.05m (19'4 x 10')
PVCu double glazed door leading from the porch, PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, modern electric heater, two ceiling light points, ceiling coving, and TV aerial point.

MODERN FITTED KITCHEN
2.90m x 2.82m (9'6 x 9'3)
PVCu double glazed door and window to rear elevation, range of modern fitted high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel sink having mixer tap over, built-in electric double oven, electric hob with extractor canopy over, integrated washing machine and fridge, ceiling light point and modern electric heater.

INNER HALLWAY
having ceiling light point.

BEDROOM ONE
4.17m x 2.51m (13'8 x 8'3)
PVCu double glazed window to rear elevation, ceiling light point, range of fitted mirrored wardrobes, loft access, electric heater and airing cupboard off housing the hot water cylinder,

BEDROOM TWO
3.05m x 2.87m (10' x 9'5)
PVCu double glazed window to front elevation, electric heater, fitted mirrored wardrobes and ceiling light point.

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WET ROOM
2.21m x 1.83m (7'3 x 6')
with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, ceiling light point, electric heater and extractor fan.

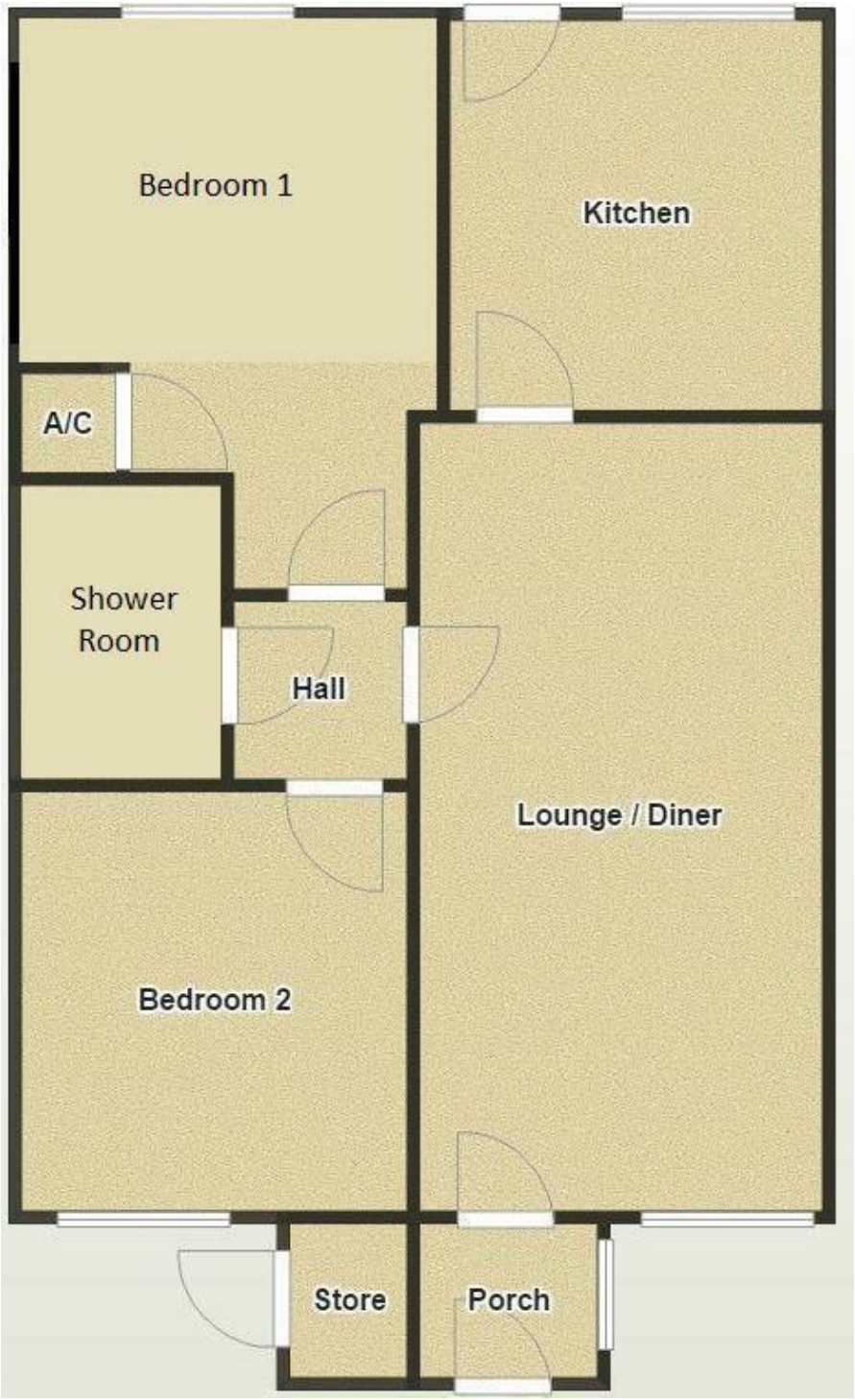
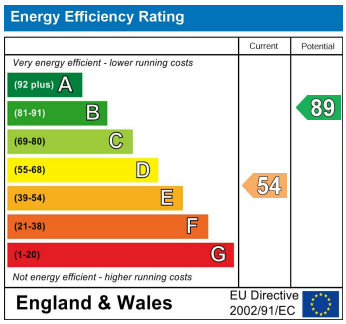
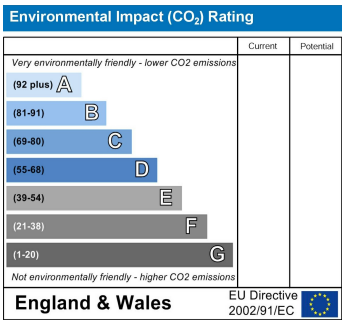
OUTSIDE
there is a small paved patio area directly outside the rear of the property for use of the owner with communal well kept grounds beyond.

BRICK BUILT STORAGE CUPBOARD

COMMUNAL CAR PARKING

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 25th March 1988 subject to a combined ground rent and service charge of £55.37pcm.

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.

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