

CHRIS FOSTER & Daughter

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21 Homebell House, Aldridge, WS9 8QB **Guide Price £80,000**

An well maintained and presented first floor Retirement Apartment situated in this popular development in the heart of Aldridge village centre benefiting from Communal Facilities and House Manager.

* Entrance Hall * Lounge/Dining Room * Fitted Kitchen * One Double Bedroom * Modern Shower Room * Electric Storage Heating * PVCu Double Glazed Windows * "Tunstall" Alarm/Entry System * Communal Facilities including Residents Lounge/Laundry/Grounds and Parking * Lift & Stair Access *

Council Tax Band B
Local Authority - Walsall



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



21 Homebell House, Aldridge



Lounge/Dining Room



Fitted Kitchen



Double Bedroom



Shower Room

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Residents Laundry



Residents Lounge

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This well maintained and presented first floor Retirement Apartment is situated within a sought after Development close to Aldridge Village Centre.

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 electric storage heating and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, ceiling light point, smoke alarm, ceiling coving, "Tunstall" alarm/entry system and storage cupboard off.

LOUNGE/DINING ROOM

5.28 x 3.20 (17'4" x 10'6")

having two PVCu double glazed windows, two wall light points, ceiling coving, electric storage heater and alarm pull cord.

FITTED KITCHEN

2.24 x 1.63 (7'4" x 5'4")

having range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for fridge/freezer, fluorescent strip light and ceiling coving.

DOUBLE BEDROOM

4.27 x 2.64 (14'0" x 8'8")

having PVCu double glazed window, built in wardrobe, two wall light points, ceiling coving and electric storage heater.

MODERN SHOWER ROOM

having corner shower cubicle with electric "Triton" shower fitted and integrated seat, pedestal wash hand basin, WC, "Dimplex" wall heater, tiled walls, ceiling coving, extractor fan, fluorescent strip light and alarm pull cord.

COMMUNAL FACILITIES

the development has the additional benefit of a residents lounge and laundry facilities, outside are attractive well maintained grounds and parking area.

GENERAL INFORMATION -Sales-Leasehold

TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988 subject to a Ground Rent of approx £250 to be paid every six months, and Service Charge of approx £3,825.39 per

21 Homebell House, Aldridge

annum.

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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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		
	73	84
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	