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11 Parkhouse Grove, Aldridge, WS9 0AZ
Offers Over £200,000

A particularly spacious, modern, purpose built apartment enjoying the benefit of two balconies, situated in this sought after development and within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms * Master with En suite Shower Room * Bathroom * Two Balconies * Allocated Car Parking Space * Gas Central Heating System * PVCu Double Glazing * Security Intercom to Main Entrance * No Upward Chain

Council Tax Band- B
Local Authority - Walsall

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Company Number: 11253248

11 Parkhouse Grove, Aldridge





Fitted Kitchen





Lounge/Dining Room



Dining Room



Balcony

11 Parkhouse Grove, Aldridge



Bedroom One



En Suite



Bedroom Two



Bathroom



Parking

11 Parkhouse Grove, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, modern, purpose built first floor apartment that enjoys the benefit of two balconies and is situated within a sought after development close to local amenities including 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 a gas central heating system and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE
with staircase to first floor landing.

RECEPTION HALL
having entrance door, security intercom to main entrance, central heating radiator, two ceiling light points, storage cupboard and additional airing cupboard off.

LOUNGE/DINING ROOM
5.82m x 5.77m max dims (19'1" x 18'11" max dims)
PVCu double glazed window to front elevation, two central heating radiators, two ceiling light points, TV and satellite points and PVCu double glazed double opening French doors leading to:

BALCONY

FITTED KITCHEN
3.66m x 2.79m (12'0 x 9'2)
PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, "Bosch" electric oven, separate "Electrolux" electric hob with extractor canopy over, integrated washing machine, space for fridge/freezer and additional appliances, wall mounted "Ideal" central heating boiler, central heating radiator and ceiling light point.

BEDROOM ONE
4.01m x 3.96m (13'2 x 13'0)
PVCu double glazed window to side elevation, ceiling light point, central heating radiator and double opening PVCu double glazed French doors leading to:

BALCONY

11 Parkhouse Grove, Aldridge

EN SUITE SHOWER ROOM
PVCu double glazed frosted window to side elevation, tiled shower enclosure, pedestal wash hand basin, WC, ceiling light point. central heating radiator and extractor fan.

BEDROOM TWO
3.96m x 2.79m (13'0 x 9'2)
PVCu double glazed windows to the rear and side elevations, ceiling light point and central heating radiator.

BATHROOM
PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, tiled surround, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

ALLOCATED CAR PARKING SPACE

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2005 subject to a ground rent of approx £192.14 per annum and current service charge of approx £2121.72 per annum.

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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