

# CHRIS FOSTER & Daughter

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## 4 Croxall Court, Aldridge, WS9 8AB Guide Price £115,000

A ground floor retirement apartment situated in this sought after development close to Aldridge village centre and benefiting from direct access to the communal gardens.

\* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Double Bedroom \* Shower Room \* Electric Heating \* PVCu Double Glazing \* Communal Residents Lounge & Laundry \* Guest Suite Available \* Communal Grounds & Parking \* House Manager \* 'Care Line' Alarm/Entry System \*

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 4 Croxall Court, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Double Bedroom

# 4 Croxall Court, Aldridge



Double Bedroom



Shower Room



Residents Lounge



Residents Laundry



Communal Gardens

# 4 Croxall Court, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this ground floor retirement apartment that is situated in this highly sought after development close to Aldridge Village centre. Croxall Court benefits from communal areas including residents lounge, laundry, gardens and parking whilst the development is served by a house manager with individual apartments having a 'Care Line' alarm/entry system.

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 glazed windows, briefly comprises the following:

## **RECEPTION HALL**

having entrance door, ceiling light point, ceiling coving, alarm/entry system controls and large storage cupboard off.

## **LOUNGE/DINING ROOM**

5.51m x 3.40m (18'1 x 11'2)

with PVCu double glazed window and door giving access to a paved patio area and communal gardens beyond, feature fireplace with modern electric coal effect fire fitted, electric storage heater, alarm pull cord, two ceiling light points, ceiling coving and double opening doors leading to:

## **FITTED KITCHEN**

2.74m x 1.75m (9' x 5'9)

PVCu double glazed window to rear, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over and tiled surrounds, built in electric "AEG" oven and hob with extractor canopy over, ceiling light point, ceiling coving, space for fridge and electric "Creda" heater.

## **DOUBLE BEDROOM**

5.89m x 2.62m (19'4 x 8'7)

PVCu double glazed window to rear elevation, built in mirrored wardrobe, electric storage heater, ceiling light point, ceiling coving and alarm pull cord.

## **SHOWER ROOM**

having shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls. ceiling light point, extractor fan, electric "Creda" heater and additional heated towel rail.

## **COMMUNAL FACILITIES**

the development benefits from a house manager, communal residence lounge with regular activities and meetings together with laundry, gardens and parking.

# 4 Croxall Court, Aldridge

## **GUEST SUITE**

there is a guest suite available for friends and family.

## **OUTSIDE**

communal gardens and car parking.

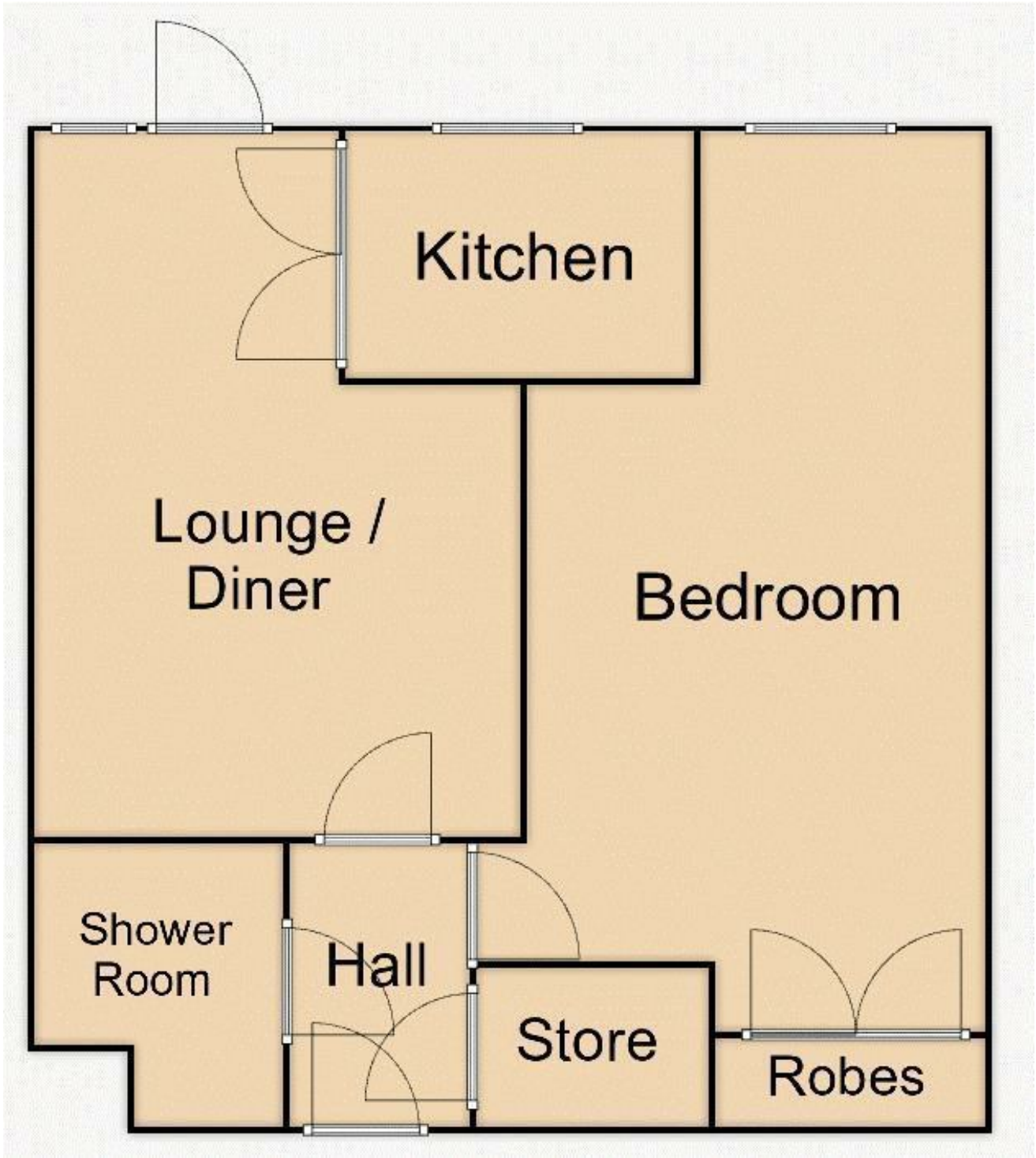
## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 125 years from 1st March 2005 subject to a current Ground Rent of £395pa and Service Charge £4145.94pa

**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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	