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21 Leighswood Court Leighswood Road, Aldridge Guide Price £135,000

An extremely well presented and refurbished modern second floor purpose built flat occupying an excellent central Aldridge location close to local amenities.

* EXTENDED LEASE * Reception Hall * Lounge * Luxury Fitted Kitchen * Two Bedrooms * Modern Bathroom * 2 GARAGES * Security Intercom to Main Entrance * Communal Grounds and Parking * Gas Central Heating System With Recently Installed Boiler * PVCu Double Glazing * No Upward Chain

Post code: WS9 8UT

Directions: A-Z Page 34 Ref: 3D



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Proprietor: Christopher A Foster



21 Leighswood Court Leighswood Road, Aldridge



Lounge/Dining Room



Luxury Fitted Kitchen



Bedroom One

21 Leighswood Court Leighswood Road, Aldridge



Bedroom Two



Luxury Bathroom



Garage 1 (centre)



Garage 2 (right)

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An internal inspection is essential to begin to fully appreciate this extremely well presented and refurbished modern second floor purpose built flat occupying an excellent central Aldridge location close to local amenities.

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:

RECEPTION HALL

having entrance door, central heating radiator, two ceiling light points, loft access, security intercom to main entrance, storage cupboard and additional cloaks cupboard off.

LOUNGE/DINING ROOM

4.83m x 3.45m (15'10 x 11'4)

with PVCu double glazed picture window, ceiling coving, central heating radiator, inset ceiling spot lights, TV, telephone and cable points.

LUXURY FITTED KITCHEN

3.38m x 1.88m (11'1 x 6'2)

PVCu double glazed window, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over and tiled surround, built in electric oven and gas hob with stainless steel extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, fluorescent strip light and recently installed wall mounted 'Worcester' combination central heating boiler.

BEDROOM ONE

4.19m x 3.28m (13'9 x 10'9)

having PVCu double glazed window, fitted wardrobes, central heating radiator and inset ceiling spot lights.

BEDROOM TWO

2.51m x 2.26m (8'3 x 7'5)

with PVCu double glazed window, central heating radiator and ceiling light point.

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MODERN BATHROOM

panelled bath with electric 'Triton' shower over, tiled surround and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, ceiling light point, extractor fan and central heating radiator.

GARAGE ONE

single garage with up and over door.

GARAGE TWO

single garage with up and over door.

COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

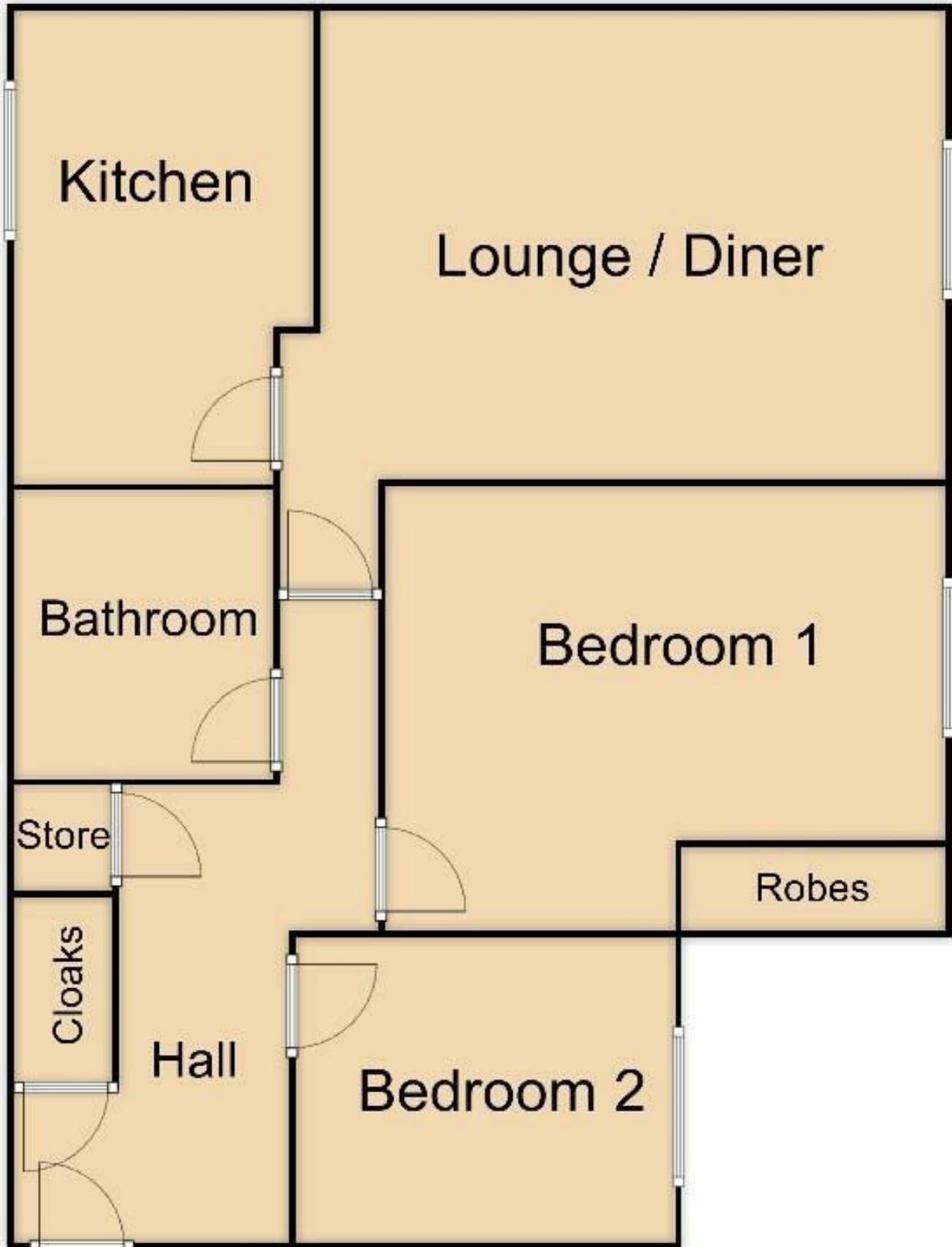
TENURE We understand the property is Leasehold for a term of 155 years from 16th March 2015, subject to a current service charge of £1039pa. There is no ground rent payable.

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 Property Misdescriptions Act 1991 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			
		78	80
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			
		80	83
England & Wales		EU Directive 2002/91/EC	