

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk) and [chrisfostertv.co.uk](http://chrisfostertv.co.uk)



## 44 Westfield Drive, Aldridge Guide Price £199,950

A delightful well presented and particularly spacious second floor apartment forming part of this sought after development close to Aldridge village centre.

\* Views over Anchor Meadow \* Reception Hall \* Lounge \* Modern Fitted Dining Kitchen \*  
Two Double Bedrooms \* Master with Dressing Room and En Suite Shower Room \* Principle  
Bathroom \* Allocated Car Parking Space \* Gas Central Heating System \* PVCu Double Glazing  
\* Security Intercom System \*

Post code: WS9 8ZA

Directions: A-Z Page 34 Ref: 3C



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Proprietor: Christopher A Foster



# 44 Westfield Drive, Aldridge



Reception Hall



Impressive Lounge



Impressive Lounge



Modern Fitted Dining/Kitchen

# 44 Westfield Drive, Aldridge



Modern Fitted Dining/Kitchen



Modern Fitted Dining/Kitchen



Bedroom One



Bedroom One



Dressing Area

# 44 Westfield Drive, Aldridge



Dressing Area



En Suite Shower Room



Bedroom Two



Principal Bathroom



Front Elevation



Communal Landing

# 44 Westfield Drive, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this delightful second floor apartment situated in this highly 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 extensively improved accommodation enjoys the benefit of a gas central heating system and PVCu double glazing and briefly comprises the following:

## **RECEPTION HALL**

having security intercom to main entrance, two ceiling light points, central heating radiator, loft access, cloaks cupboard off and airing cupboard housing the replacement "Vaillant" central heating boiler.

## **IMPRESSIVE LOUNGE**

4.70m x 4.34m (15'5 x 14'3)

having two PVCu double glazed windows, two central heating radiators, ceiling light point and being open plan to

## **MODERN FITTED DINING/KITCHEN**

4.70m x 3.15m (15'5 x 10'4)

PVCu double glazed window to side elevation, two ceiling light points, central heating radiator, space for fridge freezer, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "NEFF" double oven and separate gas hob with extractor canopy over, space and plumbing for automatic washing machine and dishwasher and space for tumble drier.

## **BEDROOM ONE**

3.45m x 3.28m (11'4 x 10'9)

PVCu double glazing window overlooking Anchor Meadow, central heating radiator and ceiling light point.

## **DRESSING AREA**

having range of built in wardrobes, inset ceiling spotlight, central heating radiator and access to

## **LUXURY RE FITTED EN SUITE SHOWER ROOM**

having a walk in shower enclosure with power shower fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

# 44 Westfield Drive, Aldridge

## **BEDROOM TWO**

3.73m x 3.30m (12'3 x 10'10)

PVCu double glazed window overlooking Anchor Meadow, built in wardrobes, ceiling light point and central heating radiator.

## **PRINCIPLE BATHROOM**

PVCu double glazed frosted window, paneled bath with mixer tap and shower attachment over, tiled surround, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

## **OUTSIDE**

## **ALLOCATED CAR PARKING SPACE**

## **COMMUNAL WELL KEPT GROUNDS AND VISITOR CAR PARKING**

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 99 years from 2003, subject to a ground rent of £100 per annum and a current service charge of £1336 per annum with vacant possession upon completion.

**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.

# 44 Westfield Drive, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	