

CHRIS FOSTER & Daughter

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16 Homebell House, Aldridge, WS9 8QB **Guide Price £87,500**

A one bedroom ground floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre and benefitting from direct access to the communal gardens and car park.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Double Bedroom * Modern Shower Room * Electric Heating * PVCu Double Glazed Windows * "Tunstall" Alarm System * Communal Grounds & Parking * Resident House Manager * Communal Facilities including Residents Lounge & Laundry *

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



16 Homebell House, Aldridge



Communal Gardens



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Double Bedroom

16 Homebell House, Aldridge



Double Bedroom



Modern Shower Room



Modern Shower Room



Residents Lounge



16 Homebell House, Aldridge

An internal inspection is essential for the discerning purchaser to begin to appreciate this one bedroom ground floor Retirement Apartment that benefits from direct access to the communal gardens and car park. The property is situated in a sought after development in the heart of Aldridge Village Centre with local amenities close at hand.

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 glazing, briefly comprises the following:

RECEPTION HALL

entrance door, ceiling light point, 'Tunstall' alarm/intercom and storage cupboard off housing the electric instant hot water heater.

LOUNGE/DINING ROOM

5.41m x 3.20m (17'9 x 10'6)

PVCu double glazed bay window to rear elevation incorporating door giving direct access to the communal gardens and car park, feature fireplace with modern electric fire fitted, electric storage heater and additional electric radiator, two wall light points and access to:

FITTED KITCHEN

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

range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, built in electric oven and hob, space for fridge/freezer and fluorescent strip light.

DOUBLE BEDROOM

3.66m x 2.67m (12' x 8'9)

PVCu double glazed window to rear elevation, range of fitted wardrobes with double bed recess, bedside cabinet and overhead storage, matching dressing table, wall light point and electric storage heater.

MODERN SHOWER ROOM

walk-in shower enclosure with integrated seat and electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, ceiling light point and electric heater.

COMMUNAL FACILITIES

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

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988. Ground Rent and Service Charge tbc.

16 Homebell House, Aldridge

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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Ground Floor



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		
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	