

CHRIS FOSTER & Daughter

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29 Croxall Court, Aldridge, WS9 8AB **Asking Price £120,000**

An internal inspection is highly recommended to begin to fully appreciate this superbly presented and maintained, second 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. The property also benefits from a secure communal entrance system and a lift to all floors.

The bright and airy accommodation briefly comprises of welcoming entrance hall, good sized lounge/diner, fitted kitchen, generous double bedroom and a modern and stylish shower room. Further benefits include uPVC double glazing (where specified), electric heaters and ample storage.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - C



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

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



29 Croxall Court, Aldridge



Lounge/Diner



Kitchen



Bedroom



Bedroom



Shower Room



Communal Lounge

29 Croxall Court, Aldridge

Aldridge

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village. 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. Aldridge well-being centre is also close at hand. 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.

Hallway

The welcoming entrance hallway has two generous built-in storage cupboards, door to bedroom, door to shower room and door to:-

Lounge/Diner

5.33m max 2.57m min x 3.43m max 2.69m min (17'6" max 8'5" min x 11'3" max 8'10" min)

Being light and airy and enjoying views to the front and having wall-mounted electric heater, uPVC double glazed french doors to the front and double doors off to:-

Kitchen

2.72m x 1.73m (8'11" x 5'8")

Having a range of eye and base level units with work surface over incorporating single drainer sink unit, hob, oven, extractor, fridge, freezer, tiled splashback and uPVC double glazed window to the front.

Bedroom

5.59m max 3.51m min x 3.23m max (18'4" max 11'6" min x 10'7" max)

Being of a very generous size and having built-in wardrobe with mirrored doors, wall-mounted electric heater and uPVC double glazed window to the front affording views to the fore.

Shower Room

Having a modern and stylish suite comprising double shower cubicle with built-in shower, pedestal wash hand basin, low flush w.c and tiled walls.

TENURE We understand the property is Leasehold with a term of 125 years from 1st March 2005 subject to a ground rent of approximately £395 per annum and a service charge of approximately £4,189.84 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

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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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2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	75	83
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		