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34 Croxall Court, Leighswood Road Reduced To £180,000

A spacious well presented two bedroom second floor retirement Apartment situated within this highly sought after development close to Aldridge Village Centre.

- * Lift & Stair access
- * Spacious Reception Hall
- * Lounge/Dining Room
- * Modern Fitted Kitchen
- * Two Double Bedrooms
- * Modern Shower Room
- * Electric Storage Heating
- * PVCu Double Glazing
- * Communal Residents Lounge & Laundry
- * Guest Room Available
- * Communal Grounds & Parking
- * House Manager
- * "Tunstall" Alarm/Entry System

Post code: WS9 8AB

Directions: A-Z Page 34 Ref: 2C



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

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Proprietor: Christopher A Foster



34 Croxall Court, Leighswood Road



Reception Hall



Lounge/Dining Room



Kitchen



Bedroom One

34 Croxall Court, Leighswood Road



Shower Room



Residents Lounge



Communal Garden



Lauderette

34 Croxall Court, Leighswood Road

An internal inspection is highly recommended for the discerning purchaser to begin to fully appreciate this spacious well presented second floor two bedroom retirement 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 accommodation that enjoys the benefit of electric storage heating and PVCu double glazed windows briefly comprises of the following.

SPACIOUS RECEPTION HALL

having entrance door, electric storage heater, loft access, two ceiling light points, ceiling coving, "Tunstall" alarm/entry system, large storage cupboard off and additional storage/airing cupboard.

LOUNGE/DINING ROOM

5.87m x 3.28m (19'3 x 10'9)

having PVCu double glazed window to front elevation, feature fireplace with modern electric coal effect fire fitted, electric storage heater, two ceiling light points, ceiling coving, alarm pull cord and double opening doors lead to:

MODERN FITTED KITCHEN

2.29m x 2.16m (7'6 x 7'1)

having PVCu double glazed window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink unit with mixer tap over, built in "AEG" electric oven and halogen hob with extractor canopy over, built in fridge, ceiling light point, ceiling coving and "Creda" electric wall heater.

BEDROOM ONE

5.87m x 3.51m (19'3 x 11'6)

having PVCu double glazed window to front elevation, built in wardrobe, two ceiling light points, ceiling coving, electric storage heater and alarm pull cord.

BEDROOM TWO

4.83m x 2.79m (15'10 x 9'2)

having PVCu double glazed window to front elevation, ceiling light point, ceiling coving, electric storage heater and alarm pull cord.

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MODERN SHOWER ROOM

having double shower cubicle, WC, vanity wash hand basin with storage cupboard below, ceiling light point, extractor fan, heated towel rail, "Creda" electric wall heater,

COMMUNAL FACILITIES

The development benefits from a Communal Residents Lounge with regular activities and meetings, Laundry, Gardens and Parking, whilst there is a Guest Suite available for friends and family,

GENERAL INFORMATION

TENURE We understand the property is Leasehold having an unexpired term of approximately 111 years, service charge of £1916.18 every 6 months and ground rent approx £197 every 6 months.

SERVICES All main services with the exception of Gas 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
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		<div>68</div> <div>48</div>
(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 