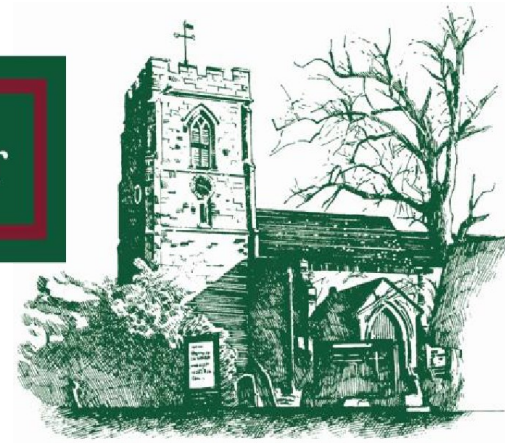


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk and chrisfostertv.co.uk



2 Leighswood Court Leighswood Road, Aldridge Guide Price £115,000

A well presented ground floor flat situated in the heart of Aldridge Village centre and benefitting from an extended lease.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Double Bedroom * Modern Wet Room * Garage * Communal Parking & Grounds * Gas Central Heating System * PVCu Double Glazing * Lease Extension * No Upward Chain *

Post code: WS9 8UT

Directions: A-Z Page 34 Ref: 2C



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

Proprietor: Christopher A Foster



2 Leighswood Court Leighswood Road, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen

2 Leighswood Court Leighswood Road, Aldridge



Double Bedroom



Wet Room

2 Leighswood Court Leighswood Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented ground floor flat occupying an excellent position 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 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 fired central heating system and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, central heating thermostat and storage cupboard off.

LOUNGE/DINING ROOM

5.61m x 3.05m (18'5 x 10'0)

having PVCu double glazed picture window to rear elevation, two ceiling light points and central heating radiator.

FITTED KITCHEN

2.59m x 2.03m (8'6 x 6'8)

having PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker and fridge, space and plumbing for automatic washing machine, fluorescent strip light, wall mounted "Worcester" central heating boiler and useful pantry off.

DOUBLE BEDROOM

3.96m x 2.87m (13'0 x 9'5)

having PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

MODERN WET ROOM

having fully tiled walls, shower area, wash hand basin, WC, ceiling light point, extractor fan and central heating radiator.

OUTSIDE

SINGLE GARAGE

situated in nearby block.

COMMUNAL PARKING AND GROUNDS

GENERAL INFORMATION

2 Leighswood Court Leighswood Road, Aldridge

TENURE We understand the property is Leasehold enjoying an extended lease of approximately 140 years unexpired, current ground rent and service charge to be confirmed.

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.

2 Leighswood Court Leighswood Road, 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>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 