

CHRIS FOSTER & Daughter

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16 Croxall Court, Leighswood Road, WS9 8AB Guide Price £119,950

A well presented first floor retirement Apartment situated within this highly sought after development close to Aldridge Village Centre.

* Lift & Stair Access * Reception Hall * Lounge/Dining Room * Modern Fitted Kitchen * Double Bedroom * Modern Shower Room * Electric Storage Heaters * PVCu Double Glazed Windows, * Communal Residents Lounge & Laundry * Guest Room Available * Communal Grounds & Parking * House Manager * Careline Alarm/Entry System *

Council Tax Band B
Local Authority - Walsall



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

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Company Number: 11253248



16 Croxall Court, Leighswood Road



Lounge/Dining Room



Kitchen



Double Bedroom

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Shower Room



Residents Lounge



Gardens



Laundry

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An internal inspection is highly recommended to begin to fully appreciate this well presented first floor Retirement Apartment situated within this highly sought after development close to Aldridge Village Centre. The development benefits from Communal areas including a Residents Lounge, Laundry, Gardens and Parking and is served by a House Manager with individual Apartments having a "Careline" Alarm entry system in case of emergency.

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 glazing briefly comprises of the following:

RECEPTION HALL

having entrance door and security intercom to main entrance, ceiling light point, ceiling coving and storage/airing cupboard off.

LOUNGE/DINING ROOM

5.82m x 4.78m (19'1 x 15'8)

having two PVCu double glazed windows to side elevation, feature fireplace with electric fire fitted, two electric storage heaters, two ceiling light points, ceiling coving, alarm pull cord and double opening doors lead to:

FITTED KITCHEN

2.29m x 2.13m (7'6 x 7'0)

having PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over and tiled surround, built in electric "AEG" oven and hob with extractor canopy over, electric wall mounted heater, ceiling light point, ceiling coving, integrated fridge and freezer and alarm pull cord.

DOUBLE BEDROOM

4.14m x 2.77m (13'7 x 9'1)

having PVCu double glazed window to side elevation, electric storage heater, ceiling light point, ceiling coving, fitted wardrobes and alarm pull cord,

MODERN SHOWER ROOM

having double shower enclosure, WC, vanity wash hand basin with storage cupboard below, tiled walls, extractor fan, electric wall mounted heater, electric towel rail, ceiling light point and ceiling coving.

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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 residents friends & family.

GENERAL INFORMATION

TENURE We understand the property is Leasehold with an unexpired term of approximately 110 years subject to a ground rent of approximately £395 per annum and service charge of approximately £3500 per annum.

SERVICES All main services are connected with the exception of Gas 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C	80		(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		