

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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



19 Twyford Close, Walsall, WS9 0SN **Asking Price £220,000**

Chris Foster & Daughter are pleased to offer for sale this beautifully presented, two bedroom retirement bungalow situated in this highly sought after development for the over 55's. The property occupies a quiet cul-de-sac position, yet remains within easy reach of local amenities at Aldridge village centre. Accommodation in brief comprises porch, lounge, contemporary fitted kitchen, lobby, two bedrooms and a lovely modern shower room. Further benefits include electric heaters, double glazing, communal parking area and garden store. The property is available with no upward chain.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - To Follow



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



19 Twyford Close, Walsall



Lounge



Kitchen



Bedroom One



Bedroom Two



Shower Room



Rear

19 Twyford Close, Walsall

Aldridge

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.

Outside

The property is surrounded by attractive communal gardens and benefits from a communal parking area and outside store. Paved path leads to door to:-

Porch

With uPVC double glazed window to the side and door to:-

Lounge

5.85 x 2.99 (19'2" x 9'9")

With wall-mounted electric heater, fireplace with electric fire, uPVC double glazed window to the front, door to lobby and door to:-

Kitchen

3.02 x 2.79 (9'10" x 9'1")

Having a range of modern and stylish eye and base level units with complementary work surface over incorporating single drainer sink unit, hob, double oven, fridge, freezer, washing machine, tiled splashbacks, uPVC double glazed window to the rear, electric radiator and part frosted uPVC double glazed door to the rear.

Inner Lobby

With doors off to:-

Bedroom One

3.37 max x 3.06 max (11'0" max x 10'0" max)

With built-in cupboard, electric radiator and uPVC double glazed window to the rear.

Bedroom Two

3.14 x 2.86 (10'3" x 9'4")

With electric radiator and uPVC double glazed window to the front.

Shower Room

Having a modern suite comprising shower cubicle with electric shower, integrated low flush w.c, wash hand basin, electric radiator, built-in storage unit and frosted uPVC double glazed window to the side.

GENERAL INFORMATION -Sales-Leasehold

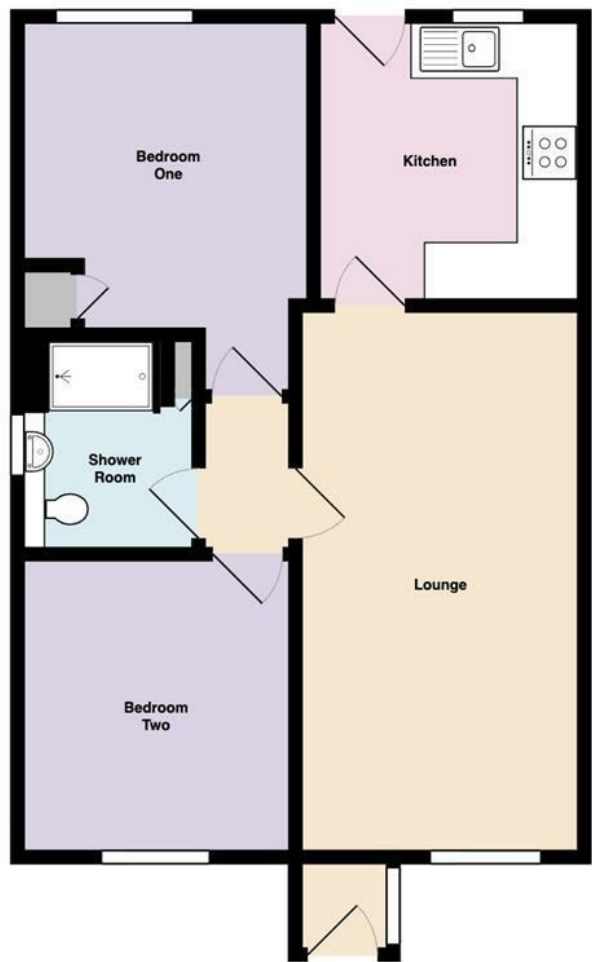
TENURE We understand the property is Leasehold for a term of 125 years from March 1988. Current

19 Twyford Close, Walsall

Ground Rent is a peppercorn and Service Charge is approximately £55.37 per month. This information has been provided by the vendor and should be checked by your conveyancer before you proceed.

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.

19 Twyford Close, Walsall



All measurements are approximate and for display purposes only

