

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfooster.co.uk](http://www.chrisfooster.co.uk)



## 111 Kingshayes Road, Aldridge, WS9 8SN Guide Price £124,950

An extremely well presented first floor Flat located in this popular location within easy reach of local amenities.

- \* Reception Hall
- \* Impressive Lounge/Dining Room
- \* Luxury Fitted Kitchen
- \* Double Bedroom
- \* Modern Shower Room
- \* Communal Grounds and Parking
- \* Security Intercom to Main Entrance
- \* Gas Central Heating System
- \* PVCu Double Glazing
- \* No Upward Chain

Council Tax Band A  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfooster.co.uk](mailto:enquiries@chrisfooster.co.uk)

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



# 111 Kingshayes Road, Aldridge



Lounge



Fitted Kitchen

Bedroom



Bedroom

Modern Shower Room

# 111 Kingshayes Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented first floor Flat that is located in a popular and convenient location within easy reach of local amenities at Lazy Hill and further afield 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 a gas central heating system and PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE**

with staircase to first floor landing.

## **RECEPTION HALL**

having entrance door, central heating radiator, two ceiling light points, loft access, central heating thermostat, security intercom to main entrance and airing cupboard off.

## **IMPRESSIVE LOUNGE/DINING ROOM**

4.67m x 3.51m (15'4 x 11'6)

having PVCu double glazed window to front elevation, central heating radiator, two wall light points, ceiling light point, ceiling coving and feature fireplace with modern electric flame effect fire fitted.

## **LUXURY FITTED KITCHEN**

3.53m x 2.16m (11'7 x 7'1)

having PVCu double glazed window to front elevation, range of luxury fitted cream high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Hotpoint" electric oven, "Belling" halogen hob, space for fridge and freezer, space and plumbing for washing machine, ceiling light point, central heating radiator and wall mounted "Worcester" central heating boiler.

## **DOUBLE BEDROOM**

3.73m x 3.35m (12'3 x 11'0)

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

## **MODERN SHOWER ROOM**

having PVCu double glazed frosted window to rear elevation, aqua panelled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, central heating radiator and ceiling light point.

# 111 Kingshayes Road, Aldridge

## OUTSIDE - COMMUNAL GROUNDS & CAR PARKING

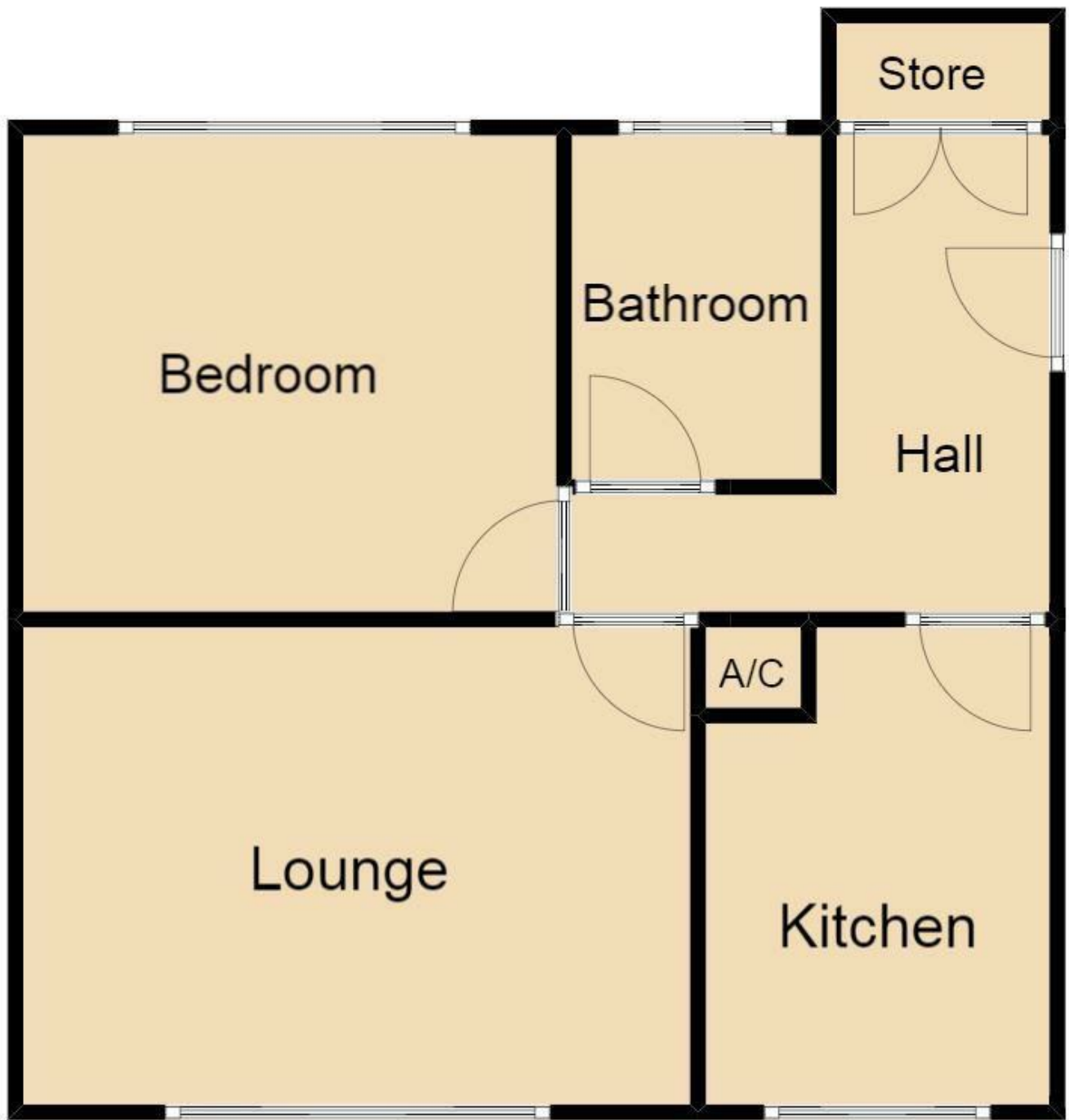
### GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 25th March 1992 subject to a combined Ground Rent and Service Charge of £57.60pcm.

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 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.

# 111 Kingshayes Road, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	80