

CHRIS FOSTER & Daughter

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34 Sussex Avenue, Aldridge, WS9 8JF **Guide Price £105,000**

A well presented purpose built ground floor flat, conveniently situated within this popular residential location close to local amenities.

* Reception Hall * Lounge / Dining Room * Modern Fitted Kitchen * 2 Bedrooms * Bathroom
* Gas Central Heating * PVCu Double Glazing * Security Intercom System *

Council Tax Band A
Local Authority - Walsall



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

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Company Number: 11253248



34 Sussex Avenue, Aldridge



Lounge



Kitchen

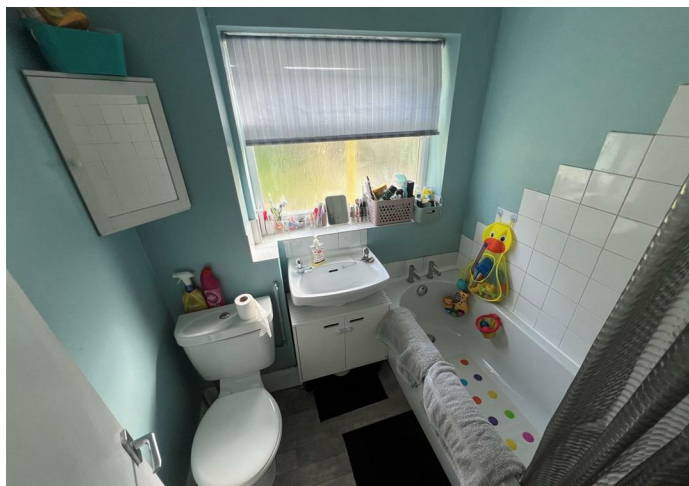


Bedroom One



Bedroom Two

34 Sussex Avenue, Aldridge



Bathroom



Communal Grounds

34 Sussex Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented purpose built ground floor flat, that is conveniently situated within this popular residential location close to local amenities.

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:

RECEPTION HALL

having entrance door, ceiling light point, ceiling coving, central heating radiator, storage cupboard off and laminate flooring.

LOUNGE

4.80m x 3.33m (15'09 x 10'11)

having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, central heating radiator, feature fireplace with electric fire fitted and laminate flooring.

MODERN FITTED KITCHEN

3.05m x 2.49m (10'00 x 8'02)

having PVCu double glazed window to rear elevation, ceiling light point, range of fitted wall, base units and drawer, working surfaces with tiled surround having inset stainless steel drainer sink having mixer tap over, space for oven and hob having stainless steel extractor canopy over, space and plumbing for washing machine and fridge/freezer, airing cupboard off housing wall mounted 'Worcester' central heating boiler, and central heating radiator.

BEDROOM ONE

3.63m x 3.43m (11'11 x 11'03)

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

BEDROOM TWO

4.37m x 2.31m (14'04 x 7'07)

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

34 Sussex Avenue, Aldridge

BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, pedestal wash hand basin, WC, panelled bath having electric shower fitted over and central heating radiator.

OUTSIDE

having additional storage cupboard and communal gardens.

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 25th March 2006. Service charge and ground rent 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 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.

34 Sussex Avenue, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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		