

CHRIS FOSTER & Daughter

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25 Twyford Close, Aldridge, WS9 0SN **Guide Price £189,950**

An end terraced retirement bungalow occupying an excellent position on this sought after development within easy reach of local amenities including Aldridge village centre.

* Quiet cul-de-sac * Fully Enclosed Porch * Lounge/Dining Room * Fitted Kitchen * Two Good Sized Bedrooms * Bathroom * Electric Heating * PVCu Double Glazing * Communal Well Kept Grounds and Parking * Retirement Property for the Over 55s * No Upward Chain *

Council Tax Band C
Local Authority - Walsall



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



25 Twyford Close, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

25 Twyford Close, Aldridge



Bedroom One



Bedroom Two



Bathroom

25 Twyford Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this end terraced retirement bungalow occupying an excellent position on this quiet sought after development within easy reach of local amenities including Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village whilst 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 heating and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

having PVCu double glazed entrance door to front and window to side elevation, and ceiling light point.

LOUNGE/DINING ROOM

5.87m x 2.97m (19'3 x 9'9)

having PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, electric panel heater and two ceiling light points.

FITTED KITCHEN

2.95m x 2.74m (9'8 x 9')

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for washing machine, tiled floor and ceiling light point.

INNER HALL

with electric panel heater and ceiling light point.

BEDROOM ONE

4.17m x 3.05m (13'8 x 10')

PVCu double glazed window to rear elevation, fitted wardrobes, electric panel heater, ceiling light point, loft access and airing cupboard off.

BEDROOM TWO

3.05m x 2.84m (10' x 9'4)

PVCu double glazed window to front elevation, fitted wardrobe and ceiling light point.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Triton' shower over and shower screen fitted, vanity wash hand basin with storage cupboard below and additional wall mounted cupboards, wc, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

BRICK BUILT STORE

25 Twyford Close, Aldridge

COMMUNAL GROUNDS AND PARKING

with lawned areas, shrubs and paved patio area to the rear of the property.

COMMUNAL CAR PARKING AREA

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 25th March 1988, subject to a **SERVICE CHARGE** of £960pa.

SERVICES All main services are connected with the exception of gas.

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.

25 Twyford Close, 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