

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



5 Winchester Mews, Barr Common Road, Aldridge, WS9 0SP Guide Price £225,000

An extremely well presented and spaciouly proportioned modern second floor Apartment forming part of this highly sought after gated Development within easy reach of Aldridge Village Centre.

* Security Intercom To Main Entrance * Reception Hall * Impressive Lounge/Dining Room * Balcony with Open Views * Luxury Fitted Kitchen * Two Good Size Bedrooms - Master with En Suite Shower Room * Luxury Bathroom * Allocated Parking * Well Kept Grounds with Visitor Parking * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band C
Local Authority - Walsall



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



5 Winchester Mews, Aldridge



Reception Hall



Lounge / Dining Room



Luxury Fitted Kitchen

5 Winchester Mews, Aldridge



Bedroom One



En Suite Shower Room



Bedroom Two



Luxury Bathroom

5 Winchester Mews, Aldridge



Far Reaching Views To Front



Well Kept Grounds



Well Kept Grounds and Parking

5 Winchester Mews, Aldridge

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well presented and spaciouly proportioned modern second floor Apartment forming part of this highly sought after gated Development and within easy reach of 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 fired central heating system and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, security intercom to main entrance, wood flooring, ceiling light point, ceiling coving, central heating radiator, central heating thermostat, loft access, storage cupboard off and airing cupboard off.

IMPRESSIVE LOUNGE/DINING ROOM

5.64m x 3.76m (18'6 x 12'4)

having two PVCu double glazed windows to the front elevation, wood flooring, ceiling coving, two ceiling light points with cornices, two central heating radiators, ceiling coving and PVCu double glazed double opening doors lead to:

BACLONY

enjoying far reaching views.

LUXURY FITTED KITCHEN

2.77m x 2.18m (9'1 x 7'2)

having wood flooring, inset ceiling spotlights, range of luxury fitted wall, base units and drawers, granite working surfaces incorporating drainer and one and half bowl sink with mixer tap over, matching granite up stands, electric oven and halogen hob with extractor canopy over, integrated washing machine and dishwasher, integrated fridge/freezer and wall mounted "Glow Worm" central heating boiler housed in matching unit.

BEDROOM ONE

3.91m x 3.28m (12'10 x 10'9)

having PVCu double glazed window to rear elevation, ceiling light point with cornice, ceiling coving, central heating radiator and range of built in wardrobes.

5 Winchester Mews, Aldridge

EN SUITE SHOWER ROOM

having double shower enclosure, vanity wash hand basin having mixer tap over, WC, tiled walls and floor, chrome heated towel rail, inset ceiling spotlights and extractor fan.

BEDROOM TWO

3.91m x 3.07m (12'10 x 10'1)

having PVCu double glazed window to rear elevation, range of fitted wardrobes and dressing table, ceiling light point with cornice, ceiling coving and central heating radiator.

LUXURY BATHROOM

2.13m x 2.01m (7'0 x 6'7)

having Victorian style claw foot bath, with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, inset ceiling spotlights, ceiling coving, extractor fan, wood flooring, and Victorian style radiator/towel rail.

OUTSIDE - ALLOCATED CAR PARKING SPACE

WELL KEPT COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

TENURE We understand the property is Leasehold having an unexpired term of approximately 101 years, subject to a ground rent of £256 pa and current service charge of £186 pcm.

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.

5 Winchester Mews, 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	75	77

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		