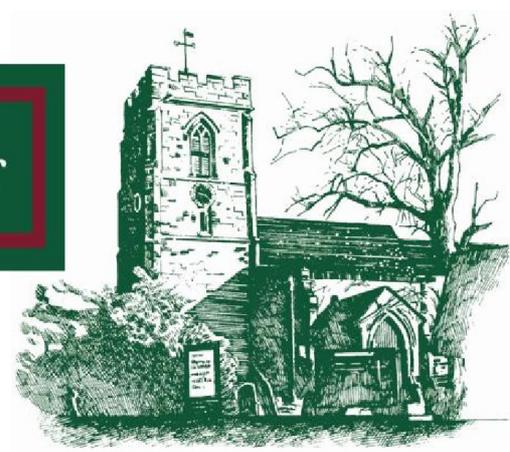


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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32 Radford Drive, High Heath Guide Price £92,950

An extremely spacious first floor flat conveniently situated close to local amenities.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Good Size Bedrooms * Shower Room * Communal Gardens * Security Intercom To Main Entrance * Gas Central Heating System * PVCu Double Glazing *

Post code: WS4 1AE

Directions: A-Z Page 21 Ref: 5G



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: enquiries@chrisfoster.co.uk

Proprietor: Christopher A Foster



32 Radford Drive, High Heath



Lounge



Kitchen



Kitchen



Bedroom One



Bedroom Two



Shower Room

32 Radford Drive, High Heath

An internal inspection is highly recommended to begin to fully appreciate this extremely spacious first floor flat that is conveniently situated close to local amenities in this popular residential location.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

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, central heating radiator, ceiling light point, additional wall light and storage cupboard off.

LOUNGE/DINING ROOM

5.44m x 3.73m (17'10 x 12'3)

having PVCu double glazed windows to front and side elevations, two ceiling light points, two central heating radiators and laminate flooring.

FITTED KITCHEN

3.35m x 2.62m (11'0 x 8'7)

having PVCu double glazed window to rear elevation, range of fitted wall and base units, working surfaces with tiled surround and inset stainless steel single drainer sink with mixer tap over, built in electric oven and hob, tiled floor, central heating radiator, two ceiling light points, wall mounted combination central heating boiler, washing machine and fridge/freezer.

BEDROOM ONE

4.72m x 2.62m (15'6 x 8'7)

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

BEDROOM TWO

3.78m x 2.69m (12'5 x 8'10)

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

SHOWER ROOM

having PVCu double glazed frosted window to side elevation, tiled shower cubicle with electric "Triton" shower fitted. WC, vanity wash hand basin, central heating radiator, two ceiling light points and extractor fan.

32 Radford Drive, High Heath

OUTSIDE - COMMUNAL GARDENS

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of approximately 98 years with ground rent and service charge 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 Property Misdescriptions Act 1991 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.

32 Radford Drive, High Heath



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |