

# CHRIS FOSTER & Daughter

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## 14 Portland Court, Aldridge, WS9 8PG Offers Over £170,000

An extremely well presented and much improved, second floor, purpose built flat situated within this highly sought after development in the heart of Aldridge village centre.

\* Reception Hall \* Spacious Lounge/Dining Room \* Modern Fitted Kitchen \* Two Good Sized Bedrooms \* Modern Bathroom \* Garage in Block to Rear \* Electric Storage Heaters \* PVCu Double Glazing \* Security Intercom to Main Entrance \* Well Maintained Grounds & Visitor Parking with Security Barrier

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



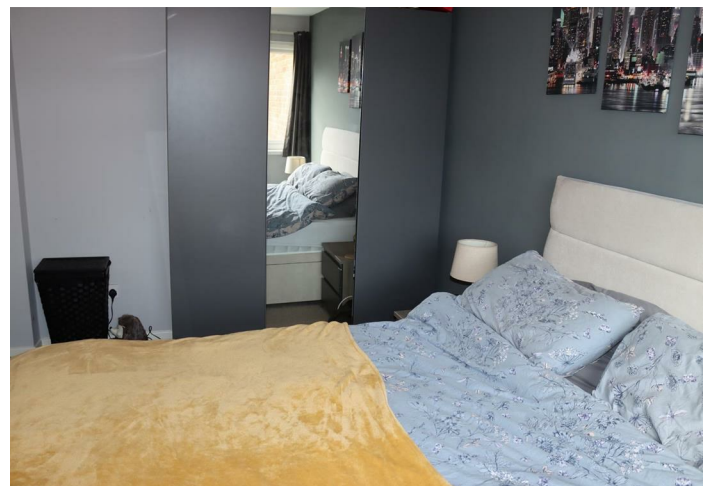
# 14 Portland Court, Aldridge



Lounge/Dining Room



Fitted Kitchen



Bedroom One

## 14 Portland Court, Aldridge



Bedroom Two



Modern Bathroom



Communal Grounds

# 14 Portland Court, Aldridge

An internal inspection is essential to begin to fully appreciate this particularly well presented and much improved second floor purpose built flat that is situated within this highly sought after development in the heart of Aldridge village centre with excellent facilities close at hand.

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. In addition, there is an excellent health centre with Doctor's practices and connected Pharmacy.

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 storage heating and PVCu double glazing briefly comprises the following:

## **COMMUNAL ENTRANCE**

with staircase leading to the second floor landing.

## **RECEPTION HALL**

entrance door, security intercom to main entrance, ceiling light point, loft access and cloaks cupboard off.

## **LOUNGE/DINING ROOM**

5.28m x 3.68m (17'4 x 12'1)

PVCu double glazed picture floor to ceiling window to front elevation, electric storage heater, two ceiling light points and two wall light points.

## **MODERN FITTED KITCHEN**

2.74m x 2.13m (9' x 7')

PVCu double glazed windows to front and side elevations, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space for fridge, ceiling spotlights, tiled floor, pantry off and additional storage cupboard with space and plumbing for washing machine.

## **BEDROOM ONE**

4.22m x 2.74m (13'10 x 9')

PVCu double glazed window to rear elevation, electric storage heater and ceiling light point.

## **BEDROOM TWO**

3.10m x 2.51m (10'2 x 8'3)

PVCu double glazed window to rear elevation, electric storage heater and ceiling light point.

# 14 Portland Court, Aldridge

## **MODERN BATHROOM**

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap with shower attachment fitted and electric shower over, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, ceiling light point, extractor fan and chrome heated towel rail.

## **GARAGE IN BLOCK TO REAR**

## **COMMUNAL CAR PARK**

with security coded entrance barrier.

## **ATTRACTIVE WELL MAINTAINED COMMUNAL GARDENS**

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold having an unexpired term of 986 years subject to a combined Ground Rent and Service Charge of £120pcm.

**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.

# 14 Portland Court, Aldridge



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      | 74        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |